



Chair Stella Larson
Commissioner Bruce Bartlett
Commissioner John Jostes
Commissioner Harwood A. White, Jr.

Vice Chair Addison S. Thompson
Commissioner Charmaine Jacobs
Commissioner Sheila Lodge

**PLANNING COMMISSION
AGENDA**

**CITY COUNCIL CHAMBERS
CITY HALL – 735 ANACAPA STREET
THURSDAY, JANUARY 22, 2009
1:00 P.M.**

Website: www.SantaBarbaraCa.gov

I. NOTICES:

A. TUESDAY, JANUARY 20, 2009
SITE VISITS

7:45 A.M.
Depart 630 Garden Street
Community Development Parking Lot
2550 Treasure Drive

The Planning Commission will visit the project sites scheduled for review at the Thursday Planning Commission meeting. No public testimony will be taken, but the public is invited to attend. Call 564-5470 for additional information.

B. THURSDAY, JANUARY 22, 2009
LUNCH

12:00 NOON
DE LA GUERRA PLAZA
City Hall, Room 15, Upstairs

The Planning Commission will meet informally with City Staff to discuss the following:

1. Shorline Park Picnic Area and Residential Permit Parking - *Discussion*
Case Planner: Jill Zachary, Assistant Parks and Recreation Director; Jay Hillje, Parking Resources Specialist
Email: JZachary@SantaBarbaraCA.gov; JHillje@SantaBarbaraCA.gov
2. An update on status of long-range projects, new legislation, zoning enforcement items, status reports on previously-approved projects, and future agenda items.
3. Review and consideration of the following Planning Commission Resolutions and Minutes:

- a. Draft Minutes of December 11, 2008
 - b. Draft Minutes of December 18, 2008
 - c. Resolution 041-08
1700 and 1704 State Street
- C. This regular meeting of the Planning Commission can be viewed live on City TV-18, or on your computer via www.SantaBarbaraCA.gov/Government/Video/ and then clicking City TV-18 Live Broadcast. City TV-18 will also rebroadcast this meeting in its entirety on Friday at 6:00 p.m. and again on Sunday at 9:00 a.m. An archived video copy of this meeting will be viewable, on computers with high speed internet access, the following Tuesday at www.santabarbaraca.gov and then clicking *Online Meetings*.
- D. **AMERICANS WITH DISABILITIES ACT:** In compliance with the Americans with Disabilities Act, if you need special assistance to gain access to, comment at, or participate in this meeting, please contact the Planning Division at 805-564-5470. If possible, notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements in most cases.
- E. This agenda schedule is subject to change. It is recommended that applicants and interested persons plan to arrive at 1:00 P.M. However, for longer agendas, all parties are encouraged to monitor Channel 18 and, when the item prior to the application of interest begins, come to the Commission hearing.
- F. The scope of a project may be modified as it proceeds through the planning process. If you have any questions, wish to review the plans, or wish to be placed on a mailing list for future agendas for an item, please contact City Planning staff at (805) 564-5470 between the hours of 8:00 a.m. to 4:30 p.m., Monday through Thursday, and every other Friday. Please check our website under City Calendar to verify closure dates.
- G. **AGENDAS, MINUTES and REPORTS:** Copies of all documents relating to agenda items are available for review at 630 Garden St. and agendas and reports are posted online at www.SantaBarbaraCA.gov/pc. Please note that online Staff Reports may not include some exhibits. **Materials related to an item on this agenda submitted to the Planning Commission after distribution of the agenda packet are available for public inspection in the Community Development Department located at 630 Garden St., during normal business hours.**

II. PRELIMINARY MATTERS:

- A. Requests for continuances, withdrawals, postponements, or addition of ex-agenda items.
- B. Announcements and appeals.
- C. Comments from members of the public pertaining to items not on this agenda.
[Due to time constraints, each person is limited to two (2) minutes.]

III. DISCUSSION ITEM:

PUBLIC WORKS STREETS CAPITAL IMPROVEMENT PROGRAM FISCAL YEAR 2010 BUDGET

Staff will present an overview of the Streets Capital Improvement Program projects and proposed FY 2010 budget. A primary focus of the proposed budget is maintenance of existing City infrastructure. The presentation will include a review of the Program project prioritization criteria. Planning Commission and public input is being sought to assist staff in making final Program budget related recommendation to Council.

Case Planner: John Ewasiuk, Principal Civil Engineer
Email: JEwasiuk@SantaBarbaraCA.gov

IV. CONCEPT REVIEW:

APPLICATION OF SUZANNE ELLEDGE PLANNING AND PERMITTING SERVICES, AGENT FOR SAMARKAND RETIREMENT COMMUNITY, 2550 TREASURE DRIVE, APN 051-330-003, E-3/SD-2: ONE-FAMILY RESIDENCE AND UPPER STATE STREET AREA OVERLAY ZONES, GENERAL PLAN DESIGNATION: RESIDENTIAL, FIVE UNITS PER ACRE (MST2008-00469)

This is a Concept Review Hearing. The proposal is a request to allow a LifeCenter facility at the Samarkand Retirement Community. The project consists of the demolition of an existing one-story, 1,665 square foot maintenance building and the construction of a 9,405 square foot (gross), two-story LifeCenter. The LifeCenter would consist of an aerobics/multi-purpose room, computer room, committee office and file storage, TV studio, gallery, NU-2-U (campus market), storage, bathrooms, mechanical room and electrical room on the first floor and a café, juice bar, pantry storage, two offices, fitness area, two wellness suites, storage (for personally operated vehicles and walkers), bathrooms and storage on the second floor. The proposal would result in the reorganization of some of the existing areas and uses onsite.

The discretionary application required for this project would be either an Amendment to an existing Conditional Use Permit or a new Master Plan Conditional Use Permit (SBMC Chapter 28.94).

The purpose of the concept review is to allow the Planning Commission and the public an opportunity to review the proposed project design at a conceptual level and provide the applicant and staff with feedback and direction regarding the proposed land use and design. The opinions of the Planning Commission may change or there may be ordinance or policy changes that could affect the project that would result in requests for project design changes. **No formal action on the development proposal will be taken at the concept review, nor will any determination be made regarding environmental review of the proposed project.**

Case Planner: Kathleen Kennedy, Assistant Planner
Email: KKennedy@SantaBarbaraCA.gov

V. ENVIRONMENTAL HEARING:

APPLICATION BY GELARE MACON, FLOWERS AND ASSOCIATES, AGENT FOR THE TOWBES GROUP, 400 BLOCK OF SOUTH FAIRVIEW AVENUE, APN 073-450-003; A-F, SP-6, S-D-3, AVIATION FACILITIES ZONE, AIRPORT INDUSTRIAL AREA SPECIFIC PLAN ZONE, AND COASTAL ZONE OVERLAY; GENERAL PLAN DESIGNATION: MAJOR PUBLIC AND INSTITUTION MST 2008-00032

The project consists of the installation of two storm drain outfalls and rock rip-rap on the eastern bank of San Pedro Creek in the City of Santa Barbara on Santa Barbara Airport Property along Fairview Avenue. This proposed project would satisfy conditions of approval for the Towbes office development project on the east side of Fairview Avenue in the City of Goleta. The proposed project also includes the restoration of 1,000 square feet of habitat on the bank of San Pedro Creek to mitigate for the permanent loss of riparian habitat associated with the installation of a 250 square foot rip rap headwall.

The purpose of the hearing is to receive comments on the Draft Initial Study and Mitigated Negative Declaration (MND). Written comments on the Draft MND should be sent at the earliest possible date, but **received not later than Monday, January 26, 2009 at 4:30 p.m.** Please send your written comments to the attention of Andrew Bermond, Associate Planner, at the Santa Barbara Airport.

Case Planner: Andrew Bermond, Associate Planner
Email: ABermond@SantaBarbaraCA.gov

VI. ADMINISTRATIVE AGENDA:

- A. Committee and Liaison Reports.
- B. Review of the decisions of the Staff Hearing Officer in accordance with SBMC §28.92.080.

VII. ADJOURNMENT:

CITY OF SANTA BARBARA PLANNING COMMISSION

MEETING PROCEDURES

NOTE: State legislation requires persons who contributed \$250 or more to appointed members of boards or commissions within the past twelve (12) months to so inform the Chairman prior to speaking.

PUBLIC COMMENT PROCEDURE: You are welcome to attend this hearing. The public is invited to speak on any item on the Planning Commission Agenda. After receiving recognition from the Chairman, please approach the podium and speak into the microphone. State your name and purpose for appearing. Your name and comments will be entered into the public record.

The order of presentation after the Chairman introduces the item is as follows:

1. Presentation by Staff (15 minutes)*.
2. Presentation by Applicant (15 minutes)*.
3. Public Hearing*.
4. Additional response by Applicant/Staff (5 minutes each)*.
5. Questions and comments by the commission.
6. Commission consideration of Findings and Conditions of Approval.
7. Motion, discussion of motion, decision, and vote by the Commission.

***Time may be extended or limited by the Chair of the Planning Commission.**

Items that generate a large amount of citizen interest may be taken out of their scheduled order on the agenda as a courtesy to the public in attendance. Where there are a large number of people wishing to speak on an item, the Chairman may limit time allotted to each speaker.

WRITTEN COMMENT PROCEDURE: Written comments are welcome and will be entered into the public record. Written information should be submitted prior to the meeting at the Planning Division Office, 630 Garden St; by mail attention Planning Commission Secretary, P.O. Box 1990, Santa Barbara, CA 93102-1990; or by email at PCSecretary@SantaBarbaraCa.gov, and received no later than 4:30 P.M. on the Monday before the Planning Commission hearing. Please submit 12 copies of any written materials over 2 pages. Written comments are accepted at and up to the time of the hearing; however, the Planning Commission may not have time to consider materials submitted after the Monday deadline.

It is not possible to determine the precise time an item will be heard. The Planning Commission sessions are broadcast live on the Government Access Television Channel 18. Monitoring will assist in determining when the item will come up. Any continued items are announced at the beginning of the meeting and repeated throughout the meeting by the Chairman.

APPEALS AND SUSPENSIONS: Many of the items before the Commission may be appealed to the City Council. For further information on appeals, contact the Planning Division Staff or the City Clerk's Office. Any further information on the Planning Commission meeting procedures or agenda items may be obtained by calling the Planning Division at Phone 564-5470.

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