

- a. Draft Minutes of March 5, 2009
 - b. Resolution 005-09
601 Norman Firestone Road
 - c. Resolution 006-09
28 W. Cabrillo Boulevard
 - d. Resolution 007-09
210 & 216 Meigs Road and 290 Lighthouse Road
- 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. ROLL CALL:

III. 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.]

IV. CONSENT ITEM:

APPLICATION OF SIEGLINDE PUKKE, SHUBIN & DONALDSON ARCHITECTS, INC. FOR ANABILT, LLC, 412 AND 414 ANACAPA STREET, APN 031-271-019, C-M COMMERCIAL MANUFACTURING ZONE, GENERAL PLAN DESIGNATION: INDUSTRIAL (MST2008-00322)

The proposal includes subdividing an existing 13,500 square foot vacant parcel into three new lots and construction of a new, three-story, sustainable, mixed-use building on each new parcel. The proposal includes a total of 4,074 net square feet of commercial and 7,113 net square feet of residential. Lot 1 includes 1,780 net square feet of commercial area and a 1,930 net square foot residential unit on a 4,760 square foot lot with one covered and two uncovered parking spaces. Lot 2 includes 1,756 net square feet of commercial area and a 1,888 square foot residential unit on a 5,070 square foot lot with parking provided in one covered and three uncovered parking spaces. Lot 3 includes 538 net square feet of commercial area and a 3,295 net square foot residential unit on a 3,670 square foot lot with parking provided in two covered parking spaces and two uncovered parking spaces.

The discretionary applications required for this project are:

1. A Tentative Subdivision Map to allow the division of one (1) parcel into three (3) lots (SBMC 27.07);
2. A Public Street Waiver to allow the approval of a subdivision where access is provided by a private driveway that serves more than two lots (SBMC §22.60.300); and
3. A Development Plan to allow the construction of a total of 4,074 square feet of nonresidential development. (SBMC §28.87.300)..

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15303, New Construction of Small Structures and 15315, Minor Land Divisions.

Case Planner: Suzanne Johnston, Assistant Planner
Email: SJohnston@SantaBarbaraCA.gov

V. DISCUSSION ITEM:

US 101 IMPROVEMENT PROJECT UPDATE

As required by the Coastal Development Permit issued by the Planning Commission on December 13, 2004 City and California Department of Transportation Staff are providing an update on the status of the project.

Case Planner: Michael Berman, Environmental Analyst/Project Planner
Email: MBerman@SantaBarbaraCA.gov

VI. NEW ITEMS:

A. APPLICATION OF STEVEN FAULSTICH, CITY HOUSING PROGRAMS SUPERVISOR, REQUESTING THAT THE PLANNING COMMISSION MAKE A RECOMMENDATION TO THE CITY COUNCIL REGARDING THE PROPOSED AMENDMENTS TO THE CITY'S INCLUSIONARY HOUSING ORDINANCE (MST2008-00574)

The project would amend the IHO to apply to projects with two to nine units. An in-lieu fee of \$17,800 per market rate unit included in the project would be charged when an affordable unit would not be provided as part of the project. The ordinance would also state that where two to four new units are proposed, the first unit would not be required to pay the in-lieu fee. The requirement for a lot area modification for inclusionary housing would be eliminated. Projects that provide 30% of the units as upper-middle income affordable units would be exempt from the ordinance. The in-lieu fee could be used for purchasing and reselling of existing middle and upper middle income housing, subsidizing the creation of middle and upper middle income housing, and ensuring compliance with middle and upper middle income housing policies and procedures.

The required Planning Commission action for this project is a recommendation to the City Council regarding the proposed Ordinance Amendment.

On March 19, 2009, the Planning Commission held an environmental hearing to receive Planning Commission and public comment on the Draft Mitigated Negative Declaration (MND) for the proposed amendment. The City Council will consider and adopt the Final Mitigated Negative Declaration when it considers the amendment to the IHO.

Case Planner: Michael Berman, Environmental Analyst/Project Planner
Email: MBerman@SantaBarbaraCA.gov

B. APPLICATION OF GELARE MACON, AGENT FOR THE TOWBES GROUP, 400 BLOCK OF SOUTH FAIRVIEW AVENUE, 073-045-003, A-F, SP-6, S-D-3, AIRPORT FACILITIES, AIRPORT INDUSTRIAL AREA SPECIFIC PLAN AND COASTAL OVERLAY ZONES, GENERAL PLAN DESIGNATION: MAJOR PUBLIC AND INSTITUTIONAL (MST 2008-000032, CDP2008-00020)

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 discretionary application required for this project is a Coastal Development Permit to install a 250 square foot riprap headwall, two storm drain outfalls, and restore 1,000 square feet of creek bank habitat Appealable Jurisdiction of the Coastal Zone (SBMC §28.45.009).

The Planning Commission will consider approval of the Mitigated Negative Declaration prepared for the project pursuant to the California Environmental Quality Act Guidelines Section 15074.

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

VII. ADMINISTRATIVE AGENDA:

- A. Committee and Liaison Reports.
- B. Review of the decisions of the Staff Hearing Officer in accordance with SBMC §28.92.080.
- C. Action on the review and consideration of the Draft Minutes and Resolutions listed in I.B.3.

VIII. ADJOURNMENT:

CITY OF SANTA BARBARA PLANNING COMMISSION

MEETING PROCEDURES

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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