



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

Vice-Chair Addison S. Thompson – Present  
Commissioner Charmaine Jacobs – Present  
Commissioner Sheila Lodge – Present

**PLANNING COMMISSION  
FINISHED AGENDA**

---

**CITY COUNCIL CHAMBERS  
CITY HALL – 735 ANACAPA STREET  
THURSDAY, FEBRUARY 12, 2009  
1:08 P.M.**

---

**I. NOTICES:**

A. TUESDAY, FEBRUARY 10, 2009  
**SITE VISITS**

**7:45 A.M.**

Depart 630 Garden Street  
Community Development Parking Lot  
El Encanto Hotel, 1900 Lasuen Road

The Planning Commission visited the project sites scheduled for review at the Thursday Planning Commission meeting. No public testimony would be taken, but the public was invited to attend.

**\*\* Site visit held. \*\***

B. This regular meeting of the Planning Commission could be viewed live on City TV-18, or with a computer via [www.SantaBarbaraCA.gov/Government/Video/](http://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. in the same week of the live broadcast. An archived video copy of this meeting will be viewable, on computers with high speed internet access, by the following Tuesday at [www.santabarbaraca.gov](http://www.santabarbaraca.gov) and then clicking *Online Meetings*.

- C. 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 these meetings, 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.
- D. This agenda schedule was subject to change. It was recommended that applicants and interested persons planned to arrive at 1:00 P.M. However, for longer agendas, all parties were encouraged to monitor Channel 18 and, when the item prior to the application of interest began, go to the Commission hearing.
- E. 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.
- F. 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](http://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.

**\*\* No requests were made. \*\***

- B. Announcements and appeals.

**\*\* No announcements were made. \*\***

- 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.]

**\*\* No one wished to speak. \*\***

**ACTUAL TIME: 1:11 P.M.**

**III. NEW ITEM:**

**APPLICATION OF TRISH ALLEN, SUZANNE ELLEDGE PLANNING & PERMITTING SERVICES, AGENT FOR ORIENT EXPRESS HOTELS, TRAINS & CRUISES, EL ENCANTO HOTEL AND GARDEN VILLAS, 1900 LASUEN ROAD, APN 019-170-022, R-2/4.0/R-H: TWO FAMILY RESIDENTIAL/ 4 UNITS PER ACRE/ RESORT-RESIDENTIAL HOTEL ZONES, GENERAL PLAN DESIGNATION: RESIDENTIAL, 3 UNITS/ACRE (MST2007-00140)**

The proposed project is a Revised Master Plan consisting of the following components: 1) a predominantly underground utility distribution facility and a surface valet parking lot with an operations facility below in the northwest corner; 2) Mission Village, consisting of 5 cottages with a valet parking garage below in the northeast corner; 3) Cottages 27 and 28, which were previously approved and eliminated; and 4) a swimming pool with a fitness center below. The proposal also includes a realignment of a small portion of the sandstone wall at the main driveway entrance on Alvarado Place to provide better circulation. Also, a new trash enclosure, screening gate, retaining walls and landscaping are proposed for the service area adjacent to the Main Building. The four parking spaces that were previously approved in the service area would be relocated to the Mission Village parking structure.

The discretionary applications required for this project are:

1. Modification to allow the utility distribution facility and Mission Village to encroach into the front setback along Mission Ridge Road (SBMC§28.27.050);
2. Modification to allow the utility distribution facility and surface parking lot to encroach into the front setback along Alvarado Place (SBMC§28.27.050);
3. Modification to allow Mission Village and Cottages 27 and 28 to encroach into the interior setback on the east side of the property (SBMC§28.27.050);
4. Modifications to provide less than the required distance between buildings (SBMC§28.27.050.2);
5. Development Plan Approval, as defined within R-H Zone standards (SBMC§28.27.100);
6. Development Plan Approval to allocate 7,021 square feet of non-residential square footage from the Minor Addition and Small Addition categories (SBMC§28.87.300); and
7. Transfer of Existing Development Rights of 10,000 square feet of non-residential floor area to the project site (SBMC§28.95).

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

Case Planner: Kathleen Kennedy, Associate Planner

Email: [kkennedy@SantaBarbaraCA.gov](mailto:kkennedy@SantaBarbaraCA.gov)

**\*\* The applicant proposed to move the above ground portion of the utility distribution facility outside all setbacks.**

**Adopted the Mitigated Negative Declaration.**

**Jostes/Bartlett Vote: 7/0**

**Abstain: 0**

**Absent: 0**

**Resolution No. 004-09.**

**Approved the project.**

**Jostes/Bartlett Vote: 6/1 (Lodge)**

**Abstain: 0**

**Absent: 0**

**Resolution No. 004-09. \*\***

**ACTUAL TIME: 4:49 P.M.**

**IV. ADMINISTRATIVE AGENDA:**

A. Committee and Liaison Reports.

**\*\* Reports given. \*\***

B. Review of the decisions of the Staff Hearing Officer in accordance with SBMC §28.92.080.

**\*\* None reviewed. \*\***

C. Review and consideration of the following Draft Minutes and Resolutions

a. Draft Minutes of January 8, 2009

**\*\* Continued the Draft Minutes of January 8, 2009 to the February 19, 2009 meeting.**

**White/Lodge Vote: 7/0**

**Abstain: 0**

**Absent: 0\*\***

- b. Resolution 001-09  
600 Block of State Street and 119 E. Cota Street
- c. Resolution 002-09  
1600 Cecil Cook Place
- d. Resolution 003-09  
3885 and 3887 State Street

**\*\* Approved Resolutions 001-09, 002-09, and 003-09.**

**White/Jostes Vote: 7/7**

**Abstain: 0**

**Absent: 0\*\***

**V. ADJOURNMENT:**

**\*\* Meeting adjourned at 4:57 P.M. \*\***