



City of Santa Barbara
Planning Division

Memorandum

DATE: April 22, 2010
TO: Planning Commission
FROM: Daniel Gullett, Associate Planner *DG*
SUBJECT: Substantial Conformance Determination Request
 Saturday Farmer's Market Operational Hours
 119 E. Cota St. (MST2010-00062)

The Santa Barbara Certified Farmer's Market Association has requested a Substantial Conformance Determination to extend the operational time of the Saturday morning Farmer's Market a half hour, from 12:30 p.m. to 1:00 p.m. in response to increased community demand for Saturday Farmer's Market goods.

The Saturday morning (119 E. Cota St.) and Tuesday evening (500 and 600 blocks of State St) Downtown Farmer's Markets operate under a shared Conditional Use Permit (PC Resolution No. 001-09, attached). The most recent City action on the Conditional Use Permit (CUP) occurred January 8, 2009, when the Planning Commission extended the expiration of the five-year Conditional Use Permit for the Downtown Farmer's Markets an additional five years, until October 16, 2013 (see attached Staff Report).

The subject Substantial Conformance Determination would affect only CUP Condition A.4. The proposed change is reflected here with strikethrough and underline:

II.A.4 The Market shall be allowed to operate on Saturdays at 119 East Cota Street, the Cota Commuter parking lot, between the hours of 8:30 a.m. and ~~12:30~~ 1:00 p.m. Parking lot closure shall be allowed between the hours of 6:00 a.m. and 1:30 p.m.

The parking lot would continue to reopen by 1:30 p.m. each Saturday afternoon as currently required.

Land Development Team members have reviewed this proposal and support the request, as proposed.

Staff seeks the Planning Commission's input on the request for the benefit of the Community Development Director's consideration of the Substantial Conformance Determination.

Exhibit A: Applicant's Letter, submitted March 2, 2010
 Exhibit B: Planning Commission Resolution No. 001-09
 Exhibit C: Downtown Farmer's Market Staff Report



Dear City of Santa Barbara,

The Santa Barbara Certified Farmers Market Association (SBCFMA) would like to request an amendment to our existing Conditional Use Permit for the weekly Saturday Downtown Farmers Market. We currently operate each week in the Cota Commuter Lot, located at 119 Cota St., from the hours of 8:30am-12:30pm. We would like to request increasing the hours of operation by 30 minutes to the proposed hours of 8:30am-1:00pm.

The SBCFMA's Downtown Farmers Market has seen a drastic increase in community support over the many years in operation and feel that a slight increase in our hours would be of great benefit to the local patrons, as well as the hard working agricultural producers, area ranchers, and fisherman that sell their fresh goods each week. We feel that this request would not see any negative impact to the surrounding area, as there would be no request for any alteration in public accessibility to the Cota Commuter Lot. The SBCFMA would continue to open access to the parking lot for weekend parking as we currently do, by 1:30pm.

We greatly appreciate the City of Santa Barbara for your consideration of this amendment request. It has been a pleasure to offer a farm-direct outlet for California certified agricultural producers in Santa Barbara for the past 27 years. We would be privileged to further extend this wonderful service for our community.

Sincerely,

Sam Edelman
General Manager, SBCFMA

A handwritten signature in black ink, appearing to be "S Edelman", written over a horizontal line.

Sam Edelman General Manager, SBCFMA

RECEIVED
MAR 02 2010

CITY OF SANTA BARBARA
PLANNING DIVISION

232 Anacapa Street, Suite 1A, Santa Barbara, California 93101

(805) 962-5354 fax (805) 962-1435

www.sbfarmersmarket.org

EXHIBIT A



City of Santa Barbara California

CITY OF SANTA BARBARA PLANNING COMMISSION

RESOLUTION NO. 001-09
500 & 600 BLOCKS OF STATE STREET AND
119 EAST COTA STREET
CONDITIONAL USE PERMIT
JANUARY 8, 2009

**APPLICATION OF SANTA BARBARA CERTIFIED FARMERS MARKET ASSOCIATION,
500 & 600 BLOCKS OF STATE STREET (NO APNS) AND 119 EAST COTA STREET
(APN 031-151-018), ZONE: C-M (COMMERCIAL MANUFACTURING), GENERAL PLAN
DESIGNATION: GENERAL COMMERCE (MST2008-00480)**

The project consists of a Conditional Use Permit Amendment for a five year continuation of the Tuesday evening Santa Barbara Certified Farmer's Market on the 500 and 600 Blocks of State Street and the Saturday morning Santa Barbara Certified Farmer's Market at 119 E. Cota Street. With the extension, the Conditional Use Permit would expire October 16, 2013.

The discretionary application required for this project is:

1. A Conditional Use Permit Amendment to allow the continuation of the Tuesday evening and Saturday Morning Farmers Markets for an additional five years (SBMC §28.94.030.O).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Section 15304(e) [Minor Alterations to Land – Minor Temporary Use of Land].

WHEREAS, the Planning Commission has held the required public hearing on the above application, and the Applicant was present.

WHEREAS, no one appeared to speak in favor of the application, and no one appeared to speak in opposition thereto, and the following exhibits were presented for the record:

1. Staff Report with Attachments, December 29, 2008
2. Site Plans
3. Correspondence received in support of the project:
 - a. Jay Smiley, Santa Barbara, CA
 - b. Brenda Jones, Santa Barbara, CA
 - c. Bob Cunningham, via e-mail
4. Correspondence received in opposition to the project:
 - a. Steve Johnson, via e-mail

NOW, THEREFORE BE IT RESOLVED that the City Planning Commission:

I. Approved the subject application making the following findings and determinations:

A. Conditional Use Permit (SBMC §28.94.020)

1. Any such use is deemed essential or desirable to the public convenience or welfare and is in harmony with the various elements or objectives of the Comprehensive General Plan;

The downtown Farmers Markets provide desirable, convenient locations for the public to purchase fresh local agricultural products and a marketplace for local farmers and fishermen to sell their goods. The downtown Farmers Markets have been operating at these locations for many years and no major problems have arisen. As discussed in Section VI above, the General Plan refers to the benefits of the Farmers Market to the buyers, sellers, and general downtown area and describes the desirable conjunctive use of the Cota Commuter Lot with the Saturday Farmers Market.

2. Such uses will not be materially detrimental to the public peace, health, safety, comfort and general welfare and will not materially affect property values in the particular neighborhood involved.

The operation of the Market is accommodated by available parking spaces in City Parking Lots 10, 11, and 12 and within the surrounding neighborhoods. The Farmers Market and the City make efforts to minimize the disruption in City traffic patterns through implementation of traffic detour plans and encouragement of the use of the City lots for parking. The Market also provides restroom facilities and recycling and trash receptacles.

3. The total area of the site and the setbacks of all facilities from property and street lines are of sufficient magnitude in view of the character of the land and of the proposed development that significant detrimental impact on surrounding properties is avoided.

The location of the Market vendors has been carefully considered to avoid conflicts with businesses in the area, provide emergency access, and allow for use of existing driveways. Placement of barricades does not block traffic on any cross streets. Clean-up of the site following the close of each Market is required and has been completed in a satisfactory manner in the past.

4. Adequate access and off-street parking including parking for guests is provided in a manner and amount so that the demands of the development for such facilities are adequately met without altering the character of the public streets in the area at any time.

During the times of each of the Markets, there is adequate parking in surrounding City parking lots to accommodate the patrons of the Farmer's Markets. The

Markets inform patrons of available parking in proximate City parking lots with signage. Additionally, the project provides temporary bicycle racks within the Cota Commuter Lot during the Saturday market to encourage and facilitate bicycle use.

5. The appearance of the developed site in terms of the arrangement, height, scale and architectural style of the buildings, location of parking areas, landscaping and other features is compatible with the character of the area. The Planning Commission shall have the authority to approve the design of open space. Design shall mean size, shape, location and usability for proposed private, public, or quasi-public purposes and development. Approval of such open spaces may be expressly conditioned upon an offer of conveyance by the owner to the City of Santa Barbara of the development rights, the right to prohibit the construction of additional buildings, or other property rights, necessary to achieve the purpose set forth in this title.

The appearance and character of the Markets are compatible with the commercial nature of the surrounding areas. The Markets are a temporary use with no permanent physical change necessary for their accommodation.

6. Compliance with any additional specific requirements for a conditional use permit.

The Zoning Ordinance limits Certified Farmer's Markets to Commercial Zones. Both Market locations are zoned C-M (Commercial Manufacturing). No other specific requirements are applicable for the use.

II. Said approval is subject to the following conditions:

A. The following conditions shall be imposed on the continued use of the operation of the Farmers Market authorized by this Conditional Use Permit (CUP). This supersedes PC Resolution No. 061-03, approved on October 16, 2003. Updated copies of all of the agreements and information required below shall be submitted to City Staff within 30 days of the approval of this CUP:

1. The Santa Barbara Certified Farmers Market Association (herein after, the "Market") shall maintain its status as a Certified Farmers Market as defined, authorized and permitted in accordance with the California Code of Regulations Sections 1392 -1392.8 and the California Food and Agricultural Code, Sections 47,000 through 47,026, collectively, the Direct Marketing Law.
2. The manager of the Market shall return at a Planning Commission lunch meeting with a report of discussions with neighbors in the Arcadia Studios building as to how the parking situation could be improved for that building.

3. The Market shall be allowed to operate on Tuesdays in the street public right-of-way of the 500 and 600 blocks of State Street, between Haley and Ortega Streets, between the hours of 3:30 p.m. and 7:30 p.m. when Daylight Savings Time is in effect, and between the hours of 2:30 p.m. and 6:30 p.m. the remainder of the year. Street closure shall be allowed between the hours of 3:00 p.m. and 8:30 p.m. when Daylight Savings Time is in effect, and between the hours of 2:00 p.m. and 7:30 p.m. the remainder of the year.
4. The Market shall be allowed to operate on Saturdays at 119 East Cota Street, the Cota Commuter parking lot, between the hours of 8:30 a.m. and 12:30 p.m. Parking lot closure shall be allowed between the hours of 6:00 a.m. and 1:30 p.m.
5. The following conditions apply only to the Santa Barbara Certified Farmers Market insofar as it has been authorized to operate at the above time and place.
 - a. The Market shall limit its operation to the street public right-of-way of the 500-600 blocks of State Street on Tuesdays. No sidewalk sales are permitted. The sidewalks and mid-block crosswalk access to the sidewalks on State Street shall remain open, and the Market shall not block pedestrian traffic during the Tuesday afternoon Market.
 - b. The Market shall limit its operation to the Cota Commuter parking lot at 119 East Cota Street on Saturdays. No sidewalk sales are permitted. The sidewalks on Cota Street shall remain open, and shall not be blocked by the Market to pedestrian traffic during the Saturday morning Market.
 - c. The Tuesday Market shall alternate the orientation of the grower sales tables and parking on a weekly basis between the tables facing east with the trucks on the west side; and the tables facing west with the trucks on the east side.
 - d. The Market shall provide and maintain in good standing for the duration of the allowed use a signed License Agreement with the City of Santa Barbara. Said Agreement shall be submitted for approval by the City Council.
 - e. The Market shall be responsible for the set-up, take down and maintenance of any barricades used.
 - f. The Market shall have no authority to place or erect any sign anywhere within the City except as permitted by the Sign Ordinance.
 - g. The Market shall avoid blockage of curb ramps and any other path of travel that specifically provides access for the disabled community.
 - h. The Tuesday Market shall meet all current and future Fire Department regulations and conditions including:
 - maintain a minimum 16' fire access lane,
 - maintain adequate access to fire hydrants, (no parking in front of hydrants), and

- maintain required exit areas from businesses in operation during the hours of the Market's operation.
- i. The cross-street (Cota Street) that bisects the Tuesday Market shall remain open to pedestrian and vehicle traffic, and the traffic signal shall operate on a timing program acceptable to the Transportation and Parking Manager.
- j. The Market shall submit an updated traffic detour plan, for review by the Transportation and Parking Manager, if changes are proposed, or the configuration of nearby roads change.
- k. The Market shall encourage patrons to utilize the following parking areas, or such other locations as the Transportation and Parking Manager may designate, in the Tuesday and Saturday Markets' advertising efforts:
 - Parking Lot 10--corner of Ortega and Anacapa Streets
 - Parking Lot 11--corner of Anacapa and Haley Streets
 - Parking Lot 12--corner of Gutierrez and State Streets
- l. If the towing of vehicles is deemed necessary, the Market shall comply with procedures for towing vehicles in accordance with applicable California Vehicle Code requirements, to ensure that a Police Officer of the City authorizes such towing.
- m. The Market shall be subject to the Parking and Business Improvement Area (P.B.I.A.) charge as determined by the Transportation and Parking Manager. The Market shall also pay a fee to compensate for the utilization of the City's parking lots on Saturday as described in the Use Permit with the Redevelopment Agency.
- n. The Market shall be responsible for the cleaning of oil spots left by Market vehicles at both locations.
- o. The Market shall provide separate men's, women's, and handicapped restroom facilities on site during the operation of the Farmers Market if the Community Development Director deems that there is a need.
- p. The Market shall provide bicycle parking within the Cota Commuter parking lot or adjacent parkway.
- q. The Market shall pay for any additional lighting determined to be necessary by the Police Chief. If additional lighting is determined to be necessary, a lighting plan must be reviewed and approved in writing by the Building Official and be found consistent with the existing Outdoor Lighting Design Guidelines.
- r. The Market shall be fully responsible for providing recycling bins and necessary trash receptacles and disposal of such trash as required by County Environmental Health Services and the City. The Market shall comply with

the terms of a standard reimbursement contract for cleaning services in the event that the site is not properly cleaned.

- s. The list of saleable products shall be limited to Agricultural Products (Certified and Non-Certified) as defined in the Direct Marketing Law. The following Non-agricultural Products are allowed: ocean fish, pesto, hummus, nut brittle, whole pies, and promotional items with the Farmers Market logo such as bags and caps; however, no handcrafted items shall be allowed.

The sale of Non-agricultural Products shall be limited to no more than 10% of the participants at each market place. The sellers of value-added products must also sell the raw agricultural product at the same market.
 - t. Each person selling non-agricultural goods shall at all times maintain and display the certificate required pursuant to Municipal Code Section 5.32.035.C.2.(ii). The certificate shall be placed in a location that is clearly visible to all persons purchasing permitted non-agricultural goods and at a distance not greater than five feet from the non-agricultural goods being sold pursuant to the certificate.
 - u. All foods must be produced, prepared, packaged, stored, transported, and marketed in compliance with County Environmental Health Standards.
 - v. No food preparation will be allowed at the Market, with the exception of cooking demonstrations, providing free raw cut samples to customers, and the portioning of raw produce for sale, in accordance with the County Health and Safety Code.
 - w. Certified wine may be sold in conjunction with the Market, and no more than two such booths shall be allowed.
 - x. The Market shall maintain in good standing all necessary health permits for the operation of the market and shall be responsible for requiring all vendors be in possession of necessary health permits for all products sold.
 - y. The Market shall comply with all State, County and City laws as they pertain to the operation of a Certified Farmers Market.
 - z. All equipment that is used within the Farmers Market designated area that provide utility services, such as generators, compressors for refrigeration, etc., shall meet all Federal, State, County and City regulations, codes and ordinances regarding operation and use during the Farmers Market operational hours.
6. The Market shall provide proof of owner authorization for usage of the parking lot at 130 E. Ortega Street, adjacent to the Cota Commuter parking lot at 119 East Cota Street, or any other private parking lot used by the Market. A Parking and Circulation Plan shall be submitted, for each site, to the Transportation and Parking Manager for review and approval.

- 7. The Market shall submit to the City Engineer a Traffic and Pedestrian Safety Plan, prepared by a traffic safety expert or firm acceptable to the City Engineer, that details an operations plan to assure that the Market will be operated and maintained in a manner that appropriately protects the public, Market patrons, Market participants from any and all unsafe traffic or vehicular risks which may occur in connection with using the licensed City property to the fullest extent reasonably possible. The Farmers Market Traffic and Pedestrian Safety Plan shall be reviewed and approved by the City Engineer who shall indicate such approval in writing on the plan. The Market shall operate at all times in accordance with the Plan except for modifications to the Plan pre-approved in writing by the City Engineer. A copy of the approved Plan shall also be provided to the City's Risk Manager.

B. The Conditional Use Permit shall remain valid for five (5) years from the date of issuance, expiring on October 16, 2013.

This motion was passed and adopted on the 8th day of January, 2009, by the Planning Commission of the city of Santa Barbara, by the following vote:

AYES: 7 NOES: 0 ABSTAIN: 0 ABSENT: 0

I hereby certify that this Resolution correctly reflects the action taken by the city of Santa Barbara Planning Commission at its meeting of the above date.

Gabriela Feliciano
Gabriela Feliciano, Commission Secretary

February 12, 2009
Date

THIS ACTION OF THE PLANNING COMMISSION CAN BE APPEALED TO THE CITY COUNCIL WITHIN TEN (10) DAYS AFTER THE DATE THE ACTION WAS TAKEN BY THE PLANNING COMMISSION.



City of Santa Barbara California

PLANNING COMMISSION STAFF REPORT

REPORT DATE: December 29, 2008
AGENDA DATE: January 8, 2008
PROJECT ADDRESS: 500 & 600 Blocks of State Street and 119 E. Cota Street (MST2008-00480)
Tuesday and Saturday Farmer's Markets
TO: Planning Commission
FROM: Planning Division, (805) 564-5470
Danny Kato, Senior Planner *DK*
Dan Gullett, Associate Planner *DG*

I. PROJECT DESCRIPTION

The project consists of a Conditional Use Permit Amendment for a five year continuation of the Tuesday evening Santa Barbara Certified Farmer's Market on the 500 and 600 blocks of State St. and the Saturday morning Santa Barbara Certified Farmer's Market at 119 E. Cota St. With the extension, the Conditional Use Permit would expire October 16, 2013.

II. REQUIRED APPLICATIONS

The discretionary application required for this project is:

1. A Conditional Use Permit Amendment to allow the continuation of the Tuesday evening and Saturday Morning Farmer's Markets for an additional five years (SBMC §28.94.030.0).

III. RECOMMENDATION

The proposed project conforms to the City's Zoning Ordinance and policies of the General Plan. Therefore, Staff recommends that the Planning Commission approve the project, making the findings outlined in Section VI of this report, and subject to the conditions of approval in Exhibit A.



Figure 1: Project Vicinity

APPLICATION DEEMED COMPLETE: December 15, 2008
DATE ACTION REQUIRED: February 13, 2009

IV. SITE INFORMATION

A. 119 E. COTA ST.

Applicant: Santa Barbara Certified Farmer's Market Association	Property Owner: Santa Barbara Redevelopment Agency
Parcel Number: 031-151-018	Lot Area: 1.61 acres
General Plan: General Commerce/Central Business District	Zoning: C-M (Commercial Manufacturing)
Existing Use: Commuter Parking Lot	Topography: Flat
Adjacent Land Uses: North – Commercial/Residential South – Commercial/Residential East – Residential/Park (Plaza Vera Cruz) West - Office	

B. 500 & 600 BLOCKS OF STATE ST.

Applicant: Santa Barbara Certified Farmer's Market Association	Property Owner: City of Santa Barbara
Parcel Number: n/a	Lot Area: ~0.60 acres total
General Plan: General Commerce/Central Business District	Zoning: C-M (Commercial Manufacturing)
Existing Use: Public Street	Topography: Gradual slope
Adjacent Land Uses: North – Commercial South – Commercial East – State St. right-of-way West - State St. right-of-way	

V. BACKGROUND

The Santa Barbara Certified Farmer's Market currently operates two weekly markets in the Santa Barbara downtown area at the subject locations. The Saturday Farmer's Market has been in operation at the 119 E. Cota St. site since 1978 when Lincoln School was located on the site. The City's Redevelopment Agency granted the Farmer's Market a Use Permit for Saturday mornings after the Cota Commuter Lot replaced Lincoln School.

A Special Events Permit was issued in April 1989 by the City Council for the operation of the Farmer's Market on the 400 block of State St. In June 1990, the Planning Commission approved a Conditional Use Permit for the operation of the Farmer's Market on the 400 block of State St. until the completion of the Cross-town Freeway. In July 1990, City Council reinstated on-street parking on the 400 block of State St. and authorized the Farmer's Market to relocate to the 500 block of State St. In December 1990, the Planning Commission approved a Conditional Use Permit for the Farmer's Market to use the public right-of-way on the 500 block of State St. as an open air market. In October 1991, the Planning Commission approved a time extension of the Conditional Use Permit for a year-round Tuesday market on the 500 block of State St.

In 1992, City Council amended the Zoning Ordinance and added provisions for Certified Farmer's Markets, street markets and other approved sales to the list of Conditional Use Permits allowable uses. In November 1993 The Planning Commission approved a Conditional Use Permit for the Tuesday Market on the 500 and 600 blocks of State St. and the Saturday Market at 119 E. Cota St. to bring the markets into conformance with the Zoning Ordinance requirements. The Planning Commission approval included a three-year status review to allow for modifications of the Conditions of Approval, if deemed appropriate.

In November 1996, the Planning Commission held the three year status review for the Tuesday and Saturday markets. The existing operations were found to be satisfactory and no new amendments were proposed.

In November 1998, the Planning Commission approved a five year CUP for the continued operation of the Tuesday and Saturday Markets. On October 16, 2003 The Planning Commission extended the CUP for five years and changed the hours of operation and the list of saleable products to include alcohol, poultry and livestock products.

VI. ISSUES

A. COMPLIANCE WITH THE GENERAL PLAN

The Conservation Element contains a narrative history of the Farmer's Market and includes a discussion of benefits of the Farmer's Market as follows:

The Farmer's Market provides an alternative shopping source to area residents and tourists, generally at prices that are lower than available at the local supermarket. At the same time, the Farmer's Market provides an outlet for growers who are able to sell at prices which are higher than wholesale and with reduced packing costs, which improves their profit. It also draws people into the Downtown at times when they might not otherwise come and creates a community gathering place.

Additionally, the City's Circulation Element cites the shared use of the Farmer's Market and the Cota Commuter Lot as a desirable example of the multipurpose use of a parking facility. The City's Circulation Element contains the following Implementation Strategy regarding the use of existing parking facilities: 7.2.5 *Explore the feasibility of developing parking facilities for multipurpose use by both public and private entities. For instance, a parking area can be used jointly by Santa Barbara Junior High School, the County Bowl, and Milpas area merchants and customers.*

B. ENVIRONMENTAL REVIEW

The proposed project is exempt from California Environmental Quality Act (CEQA) review pursuant to CEQA Guidelines Section 15304(e), which provides an exemption for projects involving minor alterations to land including the minor temporary use of land having negligible or no permanent effects on the environment. While the Farmer's Market is a regular weekly use of the State St. right-of-way and the Cota Commuter Lot, the land use is considered

temporary with the primary use of the land being a public street and a commuter parking lot, respectively.

VII. FINDINGS

The Planning Commission finds the following:

A. **CONDITIONAL USE PERMIT (SBMC §28.94.020)**

1. Any such use is deemed essential or desirable to the public convenience or welfare and is in harmony with the various elements or objectives of the Comprehensive General Plan;

The downtown Farmer's Markets provide desirable, convenient locations for the public to purchase fresh local agricultural products and a marketplace for local farmers and fishermen to sell their goods. The downtown Farmer's Markets have been operating at these locations for many years and no major problems have arisen. As discussed in Section VI above, the General Plan refers to the benefits of the Farmer's Market to the buyers, sellers, and general downtown area and describes the desirable conjunctive use of the Cota Commuter Lot with the Saturday Farmer's Market.

2. Such uses will not be materially detrimental to the public peace, health, safety, comfort and general welfare and will not materially affect property values in the particular neighborhood involved.

The operation of the Markets is accommodated by available parking spaces in City Parking Lots 10, 11, and 12 and within the surrounding neighborhoods. The Farmers Market and the City make efforts to minimize the disruption in City traffic patterns through implementation of traffic detour plans and encouragement of the use of the City lots for parking. The Market also provides restroom facilities and recycling and trash receptacles.

3. The total area of the site and the setbacks of all facilities from property and street lines are of sufficient magnitude in view of the character of the land and of the proposed development that significant detrimental impact on surrounding properties is avoided.

The location of the Market vendors has been carefully considered to avoid conflicts with businesses in the area, provide emergency access, and allow for use of existing driveways. Placement of barricades does not block traffic on any cross streets. Clean-up of the site following the close of each Market is required and has been completed in a satisfactory manner in the past.

4. Adequate access and off-street parking including parking for guests is provided in a manner and amount so that the demands of the development for such facilities are adequately met without altering the character of the public streets in the area at any time.

During the times of each of the Markets, there is adequate parking in surrounding City parking lots to accommodate the patrons of the Farmer's Markets. The Markets inform patrons of

available parking in proximate City parking lots with signage. Additionally, the project provides temporary bicycle racks within the Cota Commuter Lot during the Saturday market to encourage and facilitate bicycle use.

5. The appearance of the developed site in terms of the arrangement, height, scale and architectural style of the buildings, location of parking areas, landscaping and other features is compatible with the character of the area. The Planning Commission shall have the authority to approve the design of open space. Design shall mean size, shape, location and usability for proposed private, public, or quasi-public purposes and development. Approval of such open spaces may be expressly conditioned upon an offer of conveyance by the owner to the City of Santa Barbara of the development rights, the right to prohibit the construction of additional buildings, or other property rights, necessary to achieve the purpose set forth in this title.

The appearance and character of the Markets are compatible with the commercial nature of the surrounding areas. The Markets are a temporary use with no permanent physical change necessary for their accommodation.

6. Compliance with any additional specific requirements for a conditional use permit.

The Zoning Ordinance limits Certified Farmer's Markets to Commercial Zones. Both Market locations are zoned C-M (Commercial Manufacturing). No other specific requirements are applicable for the use.

Exhibits:

- A. Conditions of Approval
- B. Applicant Letter
- C. PC Resolution 061-03