



**Chair Addison Thompson**  
**Commissioner Jay D. Higgins**  
**Commissioner Sheila Lodge**  
**Commissioner Deborah L. Schwartz**

**Vice Chair John Campanella**  
**Commissioner Mike Jordan**  
**Commissioner June Pujo**

**PLANNING COMMISSION  
FINISHED AGENDA**

---

**CITY COUNCIL CHAMBERS  
CITY HALL – 735 ANACAPA STREET  
THURSDAY, SEPTEMBER 3, 2015  
1:00 P.M.**

---

**NOTICES:**

- A. TUESDAY, SEPTEMBER , 2015  
SITE VISIT

**7:45 A.M.**  
630 GARDEN STREET  
Community Development Parking Lot  
**301 E. Yanonali Street**  
Contact: Allison DeBusk  
Email: [ADeBusk@SantaBarbaraCA.gov](mailto:ADeBusk@SantaBarbaraCA.gov)  
Phone: (805) 564-5470, extension 4552

The Planning Commission visited the project sites scheduled for review at the Thursday Planning Commission meeting. No public testimony was taken, and the public was invited to attend. Call 564-5470 for additional information.

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

- B. THURSDAY, SEPTEMBER 3, 2015  
LUNCH

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

The Planning Commission met informally with City Staff to discuss an update on the status of long-range projects, new legislation, zoning enforcement items, status reports on previously-approved projects, and future agenda items.

**\*\* Discussion held. \*\***

- C. Regular meetings of the Planning Commission can be viewed live on City TV-18, or on your computer at [www.SantaBarbaraCA.gov/CityTV](http://www.SantaBarbaraCA.gov/CityTV). A rebroadcast schedule can be found at [www.SantaBarbaraCA.gov/ProgramGuide](http://www.SantaBarbaraCA.gov/ProgramGuide). An archived video copy of this meeting will be viewable, on computers with high speed internet access, the next business day at [www.SantaBarbaraCA.gov/PCVideos](http://www.SantaBarbaraCA.gov/PCVideos).
- D. The scope of a project may be modified under further review. 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 the Case Planer as listed in the project description. Our office hours are 8:30 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.
- E. 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.

**I. ROLL CALL**

**\*\* Roll Call taken. \*\***

**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. Review, consideration and action on the following draft Planning Commission Minutes and Resolutions:

- 1. Minutes of August 13, 2015

**\*\* Approved.**

**Schwartz/Jordan Vote: 6/0**

**Abstain: 1 (Higgins)**

**Absent: 0\*\***

- 2. Minutes of August 20, 2015
  - 3. Resolution No. 014-15

- 1118 E. Cabrillo Boulevard
4. Resolution No. 015-15  
236 E. Cabrillo Boulevard

**\*\* Approved with corrections.  
Lodge/Schwartz Vote: 5/0  
Abstain: 2 (Jordan, Schwartz)  
Absent: 0\*\***

- D. 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. \*\***

**III. CONCEPT REVIEW:**

**ACTUAL TIME: 1:02 P.M.**

**APPLICATION OF TRISH ALLEN, SUZANNE ELLEDGE PLANNING AND PERMITTING SERVICES, APPLICANT FOR WRIGHT PARTNERS, 301 E. YANONALI STREET, APN 017-630-005, M-1//SP-2/SD-3 (INDUSTRIAL/CABRILLO PLAZA SPECIFIC PLAN/COASTAL OVERLAY) ZONES, GENERAL PLAN / LOCAL COASTAL PLAN DESIGNATION: INDUSTRIAL (MST2012-00494)**

The proposed project involves the construction of a new 44,398 net square foot two-story commercial building at the northeast corner of Garden and Yanonali Streets. Proposed use of the building would be retail on the first floor (7,050 net square feet) and a market on the second floor (37,348 net square feet). A total of 193 parking spaces are proposed, along with two driveways accessing the site from Yanonali Street. The project includes a 25-foot setback from the top-of-bank of Laguna Channel.

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.**

The discretionary applications required for this project would be:

1. A Coastal Development Permit to allow the proposed development in the Appealable Jurisdiction of the City's Coastal Zone (SBMC § 28.44.060);
2. A Development Plan to allow the construction of approximately 44,398 square feet of nonresidential floor area (SBMC §28.85.030); and

3. Historic Landmarks Commission review and approval of the project design (SBMC §22.22.130).

Contact: Allison DeBusk, Project Planner

Email: ADeBusk@SantaBarbaraCA.gov

Phone: (805) 564-5470, extension 4552

**\*\* Review held. \*\***

**IV. ADMINISTRATIVE AGENDA:**

**ACTUAL TIME: 4:30 P.M.**

A. Committee and Liaison Reports.

1. Staff Hearing Officer Liaison Report

**\*\* Report given. \*\***

2. Other Committee and Liaison Reports

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

**V. ADJOURNMENT**

**\*\* Meeting adjourned at 4:33 P.M. \*\***