



**Chair George C. Myers
Commissioner Bruce Bartlett
Commissioner John Jostes
Commissioner Harwood A. White, Jr.**

**Vice Chair Stella Larson
Commissioner Charmaine Jacobs
Commissioner Addison S. Thompson**

**PLANNING COMMISSION
AGENDA**

**CITY COUNCIL CHAMBERS
CITY HALL - DE LA GUERRA PLAZA
THURSDAY, FEBRUARY 7, 2008
1:00 P.M.**

Website: www.SantaBarbaraCa.gov

I. NOTICES:

- A. TUESDAY, FEBRUARY 6, 2008
SITE VISITS

7:45 A.M.
630 GARDEN STREET
Community Development Parking Lot
222 W. Alamar Avenue
130 Garden Street
101 Garden Street

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, FEBRUARY 8, 2008
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. An update on status of long-range projects, new legislation, zoning enforcement items, status reports on previously-approved projects, and future agenda items.
2. Review and consideration of the following Planning Commission Resolutions and Minutes:
 - a. Draft Minutes of November 15, 2007

- b. Resolution 045-07
814 Orange Avenue
 - c. 930 Miramonte Drive
Resolution 046-07
 - d. Draft Minutes of December 6, 2007
- C. This regular meeting of the Planning Commission will be broadcast live and rebroadcast in its entirety on Friday at 6:00 p.m. and again on Sunday at 9:00 a.m. on Channel 18.
- D. **AMERICAN WITH DISABILITIES ACT:** In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Administrator's Office at (805) 564-5305. Notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements.
- 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 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 posted online at www.SantaBarbaraCa.gov/pc. Please note that online Staff Reports may not include some exhibits.

II. PRELIMINARY MATTERS:

- A. Requests for continuances, withdrawals, postponements, or addition of ex-agenda items.
- The project at 1298 Coast Village Road, scheduled to be heard on this agenda, has been continued to March 13, 2008 and will be renoticed.
- 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. CONSENT ITEM:

**APPLICATION OF APPLIED ENVIRONMENTAL TECHNOLOGIES, INC.,
AGENT FOR OLD CABRILLO WAREHOUSE, 130 GARDEN STREET, APN
017-630-016, OM-1 AND S-D-3, OCEAN ORIENTED LIGHT MANUFACTURING
AND COASTAL ZONES, GENERAL PLAN DESIGNATION: OCEAN
ORIENTED INDUSTRIAL (MST2006-00316)**

The proposal is a repair and maintenance project involving the excavation and removal of 1,000 cubic yards of contaminated soil and 3,100 square feet of paving. The project area would be backfilled with clean material and repaved. No further development is proposed on the site.

The discretionary application required for this project is a Coastal Development Permit to allow the proposed development in the Appealable Jurisdiction of the City's Coastal Zone (SBMC §28.45.009).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15301 (Existing Facilities).

Case Planner: Kathleen Kennedy, Associate Planner
Email: kkennedy@SantaBarbaraCA.gov

IV. DISCUSSION ITEM:

US 101 IMPROVEMENT PROJECT UPDATE

As required by the Coastal Development Permit issued by the Planning Commission on December 13, 2004 and extended on October 11, 2006. City and California Department of Transportation Staff are providing an update on the status of the project, including design updates and condition compliance.

Case Planner: Michael Berman, Environmental Analyst
Email: mberman@SantaBarbaraCA.gov

V. STAFF HEARING OFFICER APPEAL:

**APPEAL FILED BY DEREK A WESTEN, ATTORNEY, ON THE
APPLICATION OF JUSTIN VAN MULLEM, AGENT FOR ALAMAR
PARTNERS, LLC, 222 WEST ALAMAR AVENUE, 051-213-008, R-3 MULTI-
FAMILY RESIDENTIAL/ S-D-2 SPECIAL DISTRICT OVERLAY ZONES,
GENERAL PLAN DESIGNATION: RESIDENTIAL 12 UNITS/ACRE
(MST2006-00318)**

The project consists of a proposal to demolish an existing single-family residence and one-car garage, and construct a new two-story building containing three condominium units, including two (2) one-bedroom units and one (1) two-bedroom unit, on a 6,000 square foot lot in the R-3/SD-2 Zones. The one-bedroom units would be 651 square feet and 714 square feet, and the two-bedroom unit would be 1,044 square feet. Four parking spaces would be provided within a two-car garage and two one-car garages. An estimate of 100 cubic yards of grading would be required.

The discretionary applications required for this project are:

1. A Modification is required to allow a two-story structure to encroach into the required 20-foot front yard setback. The project is located in both the R-3 and S-D-2 Zones. The required front yard setback is ten feet (10') for one and two story buildings in the R-3 Zone; however, the front yard setback is 20' for two story buildings in the S-D-2 Zone. (SBMC §28.45.008 and §28.92.110.B);
2. A Modification is required to reduce the required parking by one (1) parking space (SBMC28.90.100.G.3); and
3. A Tentative Subdivision Map for a one-lot subdivision to create three (3) residential condominium units (SBMC §27.07 and §27.13)

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Section 15303 (New construction).

The project was approved by the Staff Hearing Officer on December 5, 2007 and that decision has been appealed to the Planning Commission.

Case Planner: Suzanne Johnston, Planning Technician
Email: sjohnston@santabarbaraca.gov

VI. ENVIRONMENTAL HEARING:

APPLICATION OF SUZANNE ELLEDGE AND TRISH ALLEN, SUZANNE ELLEDGE, PLANNING AND PERMITTING SERVICES, AGENTS FOR WRIGHT FAMILY; 101 GARDEN, 222 SANTA BARBARA AND 301 E. YANONALI STREETS; "PASEO DE LA PLAYA PROJECT"; APN 017-630-008, -009, -018, -021, -024, -027; 017-021-007, -031; 017-630-005; HRC-2 / S-P-2 / S-D-3 AND OC / S-D-3 AND M-1 / S-P-2 / S-D-3 ZONES; GENERAL PLAN DESIGNATION: HOTEL AND RELATED COMMERCE II / RESIDENTIAL - 12 DU/AC, AND INDUSTRIAL (MST2006-0021)

The Project consists of the development of three distinct sites, referred to as "Site 1", "Site 2" and "Site 3", located near the intersection of Garden and Yanonali Streets in the City of Santa Barbara. In total, the sites contain approximately 7.79 acres of land. The Project would result in a total of 108 residential units (17 apartments and 91 condominiums) and 44,558 square feet (net) of commercial development.

Site 1 (4.52 acres), commonly referred to as 101 Garden Street, is located at the southwest corner of Garden and Yanonali Streets. Development on this Site includes 91 residential condominiums, a 672 square foot Community Center and a pool, and covered parking for 205 cars.

Site 2 (0.23 acre), commonly referred to as 222 Santa Barbara Street, is located on Santa Barbara Street, between Highway 101 and Yanonali Street. Development on this Site includes 16 affordable rental units.

Site 3 (3.04 acres), commonly referred to as 301 East Yanonali Street, is located at the northeast corner of Garden and Yanonali Streets. Development on this Site includes a 46,103 square foot commercial building and uncovered at-grade parking for 140 cars. Proposed building uses include a market, retail space, a restaurant, office space, mini-storage units, and a manager's office.

The purpose of the hearing is to receive comments on the proposed EIR scope of analysis. Written comments on the EIR scope of analysis identified in the Initial Study should be sent at the earliest possible date, but **received not later than Thursday, February 27, 2008 at 4:30 p.m.** Please send your written comments to the attention of Allison De Busk, Project Planner, at the City Planning Division.

Case Planner: Allison De Busk, Associate Planner
Email: aдебusk@SantaBarbaraCA.gov

VII. RECOMMENDATION TO AMEND MUNICIPAL CODE:

MEDICAL MARIJUANA DISPENSARY PERMANENT ORDINANCE.

The Planning Commission will discuss an amendment to Title 28, The Zoning Ordinance, of the Santa Barbara Municipal Code which would place locational and operational requirements on medical marijuana dispensaries. The purpose of this meeting is for the Planning Commission to review a proposed ordinance, based on the direction given by the Ordinance Committee on December 4, 2007, and to make a recommendation to the Ordinance Committee. Next steps include public hearings by the Ordinance Committee and City Council.

Case Planner: Danny Kato, Senior Planner
Email: dkato@santabarbaraca.gov

VIII. 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.2. of this Agenda.

IX. 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.

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 testimony is invited and will be entered into the public record. Written information can be submitted prior to the meeting to the Planning Division Office, 630 Garden Street. Only one copy is required. Longer written statements must be submitted as early as possible to allow the Commission time to adequately consider the information. The preferred submittal time for written statements is Monday at noon for the Thursday meeting. Written statements submitted at the meeting are limited to two (2) pages and ten (10) copies are required.

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.

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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