



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

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

**PLANNING COMMISSION  
FINISHED AGENDA**

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

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**I. NOTICES:**

- A. TUESDAY, FEBRUARY 5, 2008  
**SITE VISIT**

**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.

**\*\* Site visits held. \*\***

- B. THURSDAY, FEBRUARY 8, 2008 12:15 P.M.  
**LUNCH**

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.

**\*\* Update given. \*\***

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

**\*\* Reviewed and considered. \*\***

- 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. A video copy of this meeting will be viewable on computers with high speed internet access the following Monday at Noon. Click on *Online Meetings* at [www.santabarbaraca.gov/pc](http://www.santabarbaraca.gov/pc)
- D. **AMERICANS 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. The Planning Commission 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 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 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., City Clerk's Office, Central Library and posted online at [www.SantaBarbaraCa.gov/pc](http://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.

**\*\* 1298 Coast Village Road has been rescheduled  
to March 13, 2008 and will be renoticed. \*\***  
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- B. Announcements and appeals.

**\*\* Announcements 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. \*\***

**III. CONSENT ITEMS:**

**ACTUAL TIME: 1:08 P.M.**

**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](mailto:kkennedy@SantaBarbaraCA.gov)

**\*\* Approved the project with amended conditions.**

**White/Jacobs Vote: 6/0**

**Abstain: 0**

**Absent: 1 (Jostes)**

**Resolution No. 004-08. \*\***

**IV. DISCUSSION ITEM:**

**ACTUAL TIME: 1:12 P.M.**

**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

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

**V. STAFF HEARING OFFICER APPEAL:**

**ACTUAL TIME: 1:36 P.M.**

**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](mailto:sjohnston@santabarbaraca.gov)

**\*\* Denied the appeal and upheld the decision of the  
Staff Hearing Officer with added conditions.  
Jacobs/Bartlett Vote: 6/0  
Abstain: 0  
Absent: 1 (Jostes)  
Resolution No. 005-08. \*\***

**VI. ENVIRONMENTAL HEARING:**

**ACTUAL TIME: 3:01 P.M.**

**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: adebusk@SantaBarbaraCA.gov

**\*\* Hearing held. \*\***

**VII. RECOMMENDATION TO AMEND MUNICIPAL CODE:**

**ACTUAL TIME: 4:09 P.M.**

**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

**\*\* Recommended that ordinance be moved forward to City Council  
and Ordinance Committee with Planning Commission's comments.**

**Thompson/Bartlett Vote: 6/0**

**Abstain: 0**

**Absent: 1 (Jostes)**

**Resolution No. 006-08. \*\***

**VIII. 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.

**\*\* Review given \*\***

- C. Action on the review and consideration of the draft minutes and resolutions listed in I.B.2. of this Agenda

**Approved the draft minutes and resolutions with edits.**

**Jacobs/Bartlett Vote: 6/0**

**Abstain: 0**

**Absent: 1 (Jostes). \*\***

**IX. ADJOURNMENT:**

**\*\* Meeting adjourned at 5:52 p.m. \*\***