



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**

**CITY COUNCIL CHAMBERS
CITY HALL – 735 ANACAPA STREET
THURSDAY, AUGUST 21, 2008
1:00 P.M.**

I. NOTICES:

- A. TUESDAY, AUGUST 19, 2008
SITE VISITS

7:45 A.M.
630 GARDEN STREET
Community Development Parking Lot
535 E. Montecito 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 visit held. ****

- A. THURSDAY, August 21, 2008
LUNCH

12:15 P.M.
DE LA GUERRA PLAZA
City Hall, Room 15, Upstairs

The Planning Commission will meet informally with City Staff to discuss the following:

1. 2130 Mission Ridge Road (Marymount) - *Substantial Conformance Determination*
Case Planner: Irma Unzueta, Project Planner
Email: iuzueta@santabarbaraca.gov

**** Discussed ****

2. Santa Barbara Museum of Natural History – *Substantial Conformance Determination*
Case Planner: Peter Lawson, Associate Planner
Email: plawson@santabarbaraca.gov

**** Discussed ****

3. 517 W. Figueroa Street – *Substantial Conformance Determination*
Case Planner: Peter Lawson, Associate Planner
Email: plawson@santabarbaraca.gov

**** Discussed ****

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. ****

- B. 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
- 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 this meeting, please contact the City Administrator's Office at (805) 564-5305. If possible, notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements in most cases.
- D. 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.
- E. 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 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., City Clerk's Office, Central Library 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.

**** 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. ****

III. DISCUSSION ITEM:

ACTUAL TIME: 1:12 P.M.

**MEASURE G – TELECOMMUNICATION AND VIDEO USERS TAX
REDUCTION AND MODERNIZATION ORDINANCE**

Finance Director Robert Peirson will present information on the City's Measure G utility users tax ballot measure which will appear on the November 4, 2008 ballot.

Staff: Robert Peirson, Finance Director
Email: rperison@santabarbaraca.gov

**** Presentation made. ****

IV. NEW ITEMS:

ACTUAL TIME: 1:26 P.M.

- A. **APPLICATION BY PEIKERT GROUP ARCHITECTS, AGENT FOR
BERMANT HOMES AND THE HOUSING AUTHORITY OF THE CITY
OF SANTA BARBARA, 535 E. MONTECITO STREET, APN 031-351-010;
M-1 LIGHT MANUFACTURING, ZONE; GENERAL PLAN
DESIGNATION: INDUSTRIAL; MST 2006-00530**

The proposed project consists of 48 residential condominium units in six three-story buildings. In total, 24 two-bedroom and 24 three-bedroom units would be provided, and 90,966 net square feet of building area (including garages) would be constructed. The size of the residential units would vary, ranging between 1,621 and 2,242 square feet (net area including the garage). Each of the six buildings would contain eight residential units, would be approximately 15,161 square feet (net) in area, and would provide eight two-car garages arranged in a tandem configuration. Two additional parking spaces would be provided on-site for guest parking, resulting in a total of 98 on-site parking spaces. Vehicle access to and from the site would be provided by two driveways on Calle Cesar Chavez and one driveway on East Montecito Street. Forty (40) of the 48 units would be sold as Below-Market Price units.

The discretionary applications required for this project are:

1. Certification of Final Environmental Impact Report pursuant to the California Environmental Quality Act Guidelines Section 15091;
2. Modification to allow less than the required number of guest parking spaces (SBMC§28.90.100.G and 28.92.110.A);
3. Tentative Subdivision Map (TSM) to create a one-lot subdivision for 48 residential condominium units (SBMC§27.20); and
4. Recommendation to the City Council to Adopt Specific Plan (SP-10 Zone) to establish a zoning overlay to allow a below-market rate residential development in the M-1 zone district (SBMC§28.08.010 and 28.92).

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

**** Certified EIR with findings.**

White/Thompson Vote: 6/0

Abstain: 0

Absent: 1 (Jostes)

Approved making findings and with amended conditions

White/Larson Vote: 5/1 (Jacobs)

Abstain: 0

Absent: 1 (Jostes)

Resolution No. 032-08. **

ACTUAL TIME: 1:26 P.M.

B. 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 (MST2008-00328)

The proposal is Phase One of a Revised Master Plan for the El Encanto Hotel. Phase One would consist of a Central Plant of approximately 2,718 square feet that would be located predominantly underground in the northwest corner of the project site.

The discretionary applications required for this project are:

1. Modification to allow the central plant to encroach into the front yard setback along Mission Ridge Road (SBMC§28.27.050);
2. Modification to allow the central plant to encroach into the front yard setback along Alvarado Place (SBMC§28.27.050);
3. Development Plan Approval, as defined within R-H Zone standards (SBMC§28.27.100); and
4. Development Plan Approval to allocate non-residential square footage from the Minor Addition and Small Addition categories (SBMC§28.87.300).

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

**** Approved Phase I with amended conditions.
Jacobs/Myers Vote: 4/2 (Larson, White)
Abstain: 0
Absent: 1 (Jostes)
Resolution No. 033-08. ****

V. ADMINISTRATIVE AGENDA:

- A. Committee and Liaison Reports.

**** None ****

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

**** None ****

VI. ADJOURNMENT:

**** Meeting adjourned at 6:39 p.m. ****