



# City of Santa Barbara

## Planning Division

### PLANNING COMMISSION MINUTES

July 10, 2008

#### **CALL TO ORDER:**

Chair George C. Myers called the meeting to order at 1:12 P.M.

#### **ROLL CALL:**

##### **Present:**

Chair George C. Myers

Vice-Chair Stella Larson

Commissioners Bruce Bartlett, Charmaine Jacobs, John Jostes, Addison S. Thompson and Harwood A. White, Jr.

#### **STAFF PRESENT:**

Dave Gustafson, Assistant Community Development Director

Bettie Weiss, City Planner

Jan Hubbell, Senior Planner

N. Scott Vincent, Assistant City Attorney

Rob Dayton, Principal Transportation Planner

Steve Foley, Supervising Transportation Planner

Debra Andaloro, Senior Planner

Heather Baker, Project Planner

Kathleen Kennedy, Associate Planner

Stacey Wilson, Associate Transportation Planner

Chelsey Swanson, Associate Transportation Planner

Julie Rodriguez, Planning Commission Secretary

#### **I. PRELIMINARY MATTERS:**

A. Requests for continuances, withdrawals, postponements, or addition of ex-agenda items.

None.

B. Announcements and appeals.

Ms. Hubbell made the following announcements:

1. The 1298 Coast Village Road Planning appeal of the Planning Commission decision will be heard on July 15, 2008 before City Council. Commissioners Thompson and Myers will represent the Commission.
  2. The 1236 San Andres Street appeal of the Architectural Board of Review decision will be heard on July 22, 2008 before City Council. Planning Commission attendance has not been requested.
  3. On July 29, 2008, the City Council will hear the introduction of the Zoning Ordinance Amendment Package. The package will be adopted on August 5, 2008.
  4. On August 5, 2008, the 3455 Marina Drive appeal of the Planning Commission decision will be at City Council.
  5. Renee Brook, Redevelopment Specialist, has been promoted to be the new Community Development Zoning Supervisor.
  6. Liz Limon, Project Planner in Long Range Planning, will be the new Redevelopment Specialist in Housing and Redevelopment.
- C. Comments from members of the public pertaining to items not on this agenda.
- Chair Myers opened the public hearing at 1:14 P.M. and, with no one wishing to speak, closed the hearing.

**II. DISCUSSION ITEM:**

**ACTUAL TIME: 1:14 P.M.**

**APPLICATION OF THE CITY OF SANTA BARBARA, OWNER, 125 STATE STREET, AND RAY G. WICKEN, OWNER, ENTRADA DE SANTA BARBARA PROJECT LOCATED AT 125 STATE STREET, 22-120 STATE STREET, 15 E. MASON STREET, AND THE STATE STREET RIGHT-OF-WAY BETWEEN THE MISSION CREEK BRIDGE AND THE UNION PACIFIC RAILROAD RIGHT-OF-WAY; ZONING: HRCII/SD-3; GENERAL PLAN: HOTEL AND RELATED COMMERCE II/BUFFER (MST97-0357)**

The purpose of this meeting is to inform the Planning Commission of a proposed revision to the Approved Entrada de Santa Barbara Project within the context of a request to the Community Development Director for a Substantial Conformance Determination. The requested change is to allow 10 parking spaces associated with the Visitor Information Center located on Area C (northeast corner of State and Mason Streets) approved to be located at 125 State Street to be provided within the parking structure also on Area C.

Case Planner: Debra Andalaro, Senior Planner  
Email: [dandaloro@SantaBarbaraCA.gov](mailto:dandaloro@SantaBarbaraCA.gov)

**RECUSALS:** To avoid any actual or perceived conflict of interest, the following Commissioners recused themselves from hearing this item:

1. Commissioner Jostes recused himself due to his wife's family owning property in close proximity to the project.
2. Commissioner Bartlett recused himself due to his architectural firm being employed on the project.
3. Commissioner Myers recused himself due to being a member of the Board of the Children's Museum of Santa Barbara, which has an interest in the project.

Chair Myers relinquished the Chair to Vice-Chair Stella Larson.

Debra Andaloro, Senior Planner, gave the Staff presentation.

Chair Larson opened the public hearing at 1:25 P.M. and, with no one wishing to speak, closed the public hearing.

Staff answered Planning Commission questions regarding previously approved substantial conformance determination changes resulting in a reduction in room count; explained the logic for the SBMC parking requirement for one parking space per unit and noted the project condition requiring the provisions for alternative transportation on the project; and explained that the specifics for how the public will access the information center have not yet been determined.

Dave Gustafson, Assistant Community Development Director and Housing and Redevelopment Manager, responded to one Commissioner's question about other uses that may be planned for the site by the RDA, such as the Children's Museum of Santa Barbara.

Commissioner's comments:

1. One Commissioner felt that the proposed project was an improvement, especially the elimination of the parking entrance from 125 State Street.
2. One Commissioner remained concerned that the public parking in the Entrada parking structure be reserved as public parking for the information center and other public commercial uses and clearly identified.
3. Two Commissioners were pleased to see the reduction of conflict between vehicles and pedestrians as a result of locating the Visitor Information Center's parking to an on-site location.
4. One Commissioner was pleased to see the increase in commercial space previously approved as a Substantial Conformance Determination.

Ms. Andaloro thanked the Commission for comments received and will forward them to the Community Development Director for his consideration.

Commissioner Myers resumed the Chair at 1:39 P.M.

**III. STAFF HEARING OFFICER APPEAL:**

**ACTUAL TIME: 1:38 P.M.**

**APPEAL OF OROSZ ENGINEERING GROUP, INC., AGENT FOR PETER AND SYLVIA KURRELS, 810 BOND AVENUE AND 516 N. NOPAL STREET, APN 031-234-022, C-2, COMMERCIAL ZONE, GENERAL PLAN DESIGNATION: INDUSTRIAL (MST2004-00351)**

The denial of the proposed project by the Staff Hearing Officer on April 9, 2008 has been appealed by the property owner. The proposed project involves the conversion of an existing four-story, mixed-use development consisting of three apartments and one commercial unit to four condominium units on a 7,185 square foot lot. The residential units consist of one 601 square foot one-bedroom unit, one 1,137 square foot two-bedroom unit, and one 1,262 square foot three-bedroom unit for a total of 3,000 square feet. The commercial space is 3,171 square feet. Seven parking spaces (two covered and five uncovered) are provided. No exterior architectural alterations are proposed.

The discretionary applications required for this project are:

1. Tentative Subdivision Map for a one-lot subdivision to create three residential condominium units and one commercial condominium unit (SBMC§27.07); and
2. Condominium Conversion Permit to allow the conversion of three apartments and one commercial unit to four condominium units (SBMC§28.88).

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)

Kathleen Kennedy, Associate Planner, gave the Staff presentation and stated that one letter of support had been received.

Bettie Weiss, Staff Hearing Officer, summarized the reasons for the denial and stated that the absence of the parking exception is not a concern; however, concerns remain with the parking design issues caused by accessing the covered parking spaces.

Staff answered Planning Commission questions about the unique parking area and the reasons for the layout assuring the Commission that landscaping and striping will be included; explaining that the site did not provide sufficient turning radius for other parking options; and the Architectural Board of Review (ABR) had previously found that the project was compatible with the neighborhood. Staff explained that the findings for a parking exception are different than they are for a modification and that the condominium conversion ordinance has no separate parking standard for condominium conversions involving mixed-use development.

Steve Orosz, Orosz Engineering Group, Inc, gave the applicant presentation prefaced by addressing the Commission's comments, stating that the business is closed on Fridays, Saturdays and Sundays; described the parking layout and driveways; and discussed the ABR's approval of the project with minor conditions.

Mr. Orosz answered the Planning Commission's questions about how overnight parking was managed, deferring to the property owner for clarification. He also clarified the availability of a second handicap access to the second floor.

Peter Kurrels, Owner, addressed the Commission and emphasized that the addition of landscaping was challenging due to the constraints of the small location.

Chair Myers opened the public hearing at 2:16 P.M.

The following people spoke in support of the appeal:

1. Nancy Branch, tenant, supports the approval of the project and looks forward to being able to buy one of the condominium.
2. Debbie Munro, tenant, supports the approval of the project and states that the area is peaceful and quiet and parking is not an issue.
3. Edward Brauer, tenant, supports the approval of the project and appreciates the proximity to stores. He has two cars and does not have issues with guest parking, who use the adjacent lot after it is closed.
4. Manfred Gauer, neighbor, supports the project and does not see any distinguishing impact from whether the building is maintained as rentals or condominiums. Stated that parking on street and on top of parking garages is not covered, so see no reason to require covered parking for the project.

With no one else wishing to speak, the public hearing was closed at 2:22 P.M.

Staff and Mr. Orosz answered additional Planning Commission's questions about the windows on the second floor, stating that there are no openings on the property lines.

Staff answered additional Planning Commission questions about the condition for the addition of landscaping.

Commissioner's comments:

1. Two Commissioners could support the Staff Hearing Officer's inability to make the finding necessary for the approving the project. Concerned about assumptions for hours of operation of the auto repair facility that could be changed in the future.
2. Two Commissioners would like to see a higher standard used that includes better pedestrian markings, permeable paving, and more landscaping. Would like to see a

- disclosure made to buyers that the east and south sides could have building development at the lot line.
3. One Commissioner agrees that it is a strange mix of uses between the auto repair facility and the residences, but acknowledges it is within the Zoning Ordinance. People want ownership opportunities, but are not giving consideration to maintenance and upkeep issues that could later default to the other condominium owners. Would like to see the parking requirements analyzed for any change of use.
  4. One Commissioner thought the aesthetics were better than many condominium conversions that have been reviewed. Feels that adding a second driveway entrance from Nopal Street would solve the parking issue.
  5. Most Commissioners remained concerned with the current parking layout. Acknowledged all that the applicant has done to make the project work. If project moves forward, would want to condition that occupants not participate in the Residential parking permit program.
  6. One Commissioner noted that it is unfortunate that the concrete work cannot be penetrated, even for enhancement. Honors the tenants that would like to purchase the condominiums.
  7. One Commissioner added that the residential uses would not change whether the building remained as rental units or condominium units.
  8. One Commissioner could support the waiver if it had additional landscaping and/or pervious surfacing to break up the expanse of concrete; stated strongly that soil penetrating landscaping was necessary because it would be more permanent.
  9. One Commissioner restated that the project does not meet the condominium conversion standard because it requires a waiver, and does not agree with the traffic circulation plan. Cannot support. This is not a mixed use project; this is a condominium conversion.

Ms. Hubbell provided reference from the Zoning Ordinance relating to the need for a waiver by the Public Works Director for parking to back out onto the street, not a parking modification. Steve Foley, Supervising Transportation Planner, added that any parking space backing out onto the street placed less than 50' from the intersection is not acceptable.

Ms. Hubbell suggested that the Commission consider whether it wanted to change the Condominium Conversion Ordinance to include mixed-use projects.

**MOTION: White/Bartlett**

Continue to September 4, 2008 with the intent to approve project if applicant can 1) redesign the parking area to allow one of the parking spaces to back onto Nopal Street; 2) provide additional in-ground landscaping to the extent possible, and 3) the cobra head light fixture is changed out.

One Commissioner struggled with the project, but does approve of the project. Circulation, delineation of pedestrian paths, and parking would be different if this was a straight condominium conversion. Two Commissioners concur that the market will dictate who will want to buy the condominium units.

One Commissioner would want to see a good effort made on the landscaping given the significance of maintaining the services in this neighborhood of Santa Barbara. Does not want to set a standard that is lower than what would be used on other neighborhoods.

Mr. Orosz thinks that the project can be evaluated and would like to come back to address the landscaping and pedestrian issues.

This motion carried by the following vote:

Ayes: 7 Noes: 0 Abstain: 0 Absent: 0

Chair Myers called a recess at 3:01 P.M. and resumed the meeting at 3:18 P.M.

**IV. RECONSIDERED ITEM:**

**ACTUAL TIME: 3:18 P.M.**

**APPLICATION OF CEARNAL ANDRULAITIS LLP, ARCHITECT FOR SCHAAR HOMES, 101 E. VICTORIA STREET, APN 029-071-013, C-2, COMMERCIAL ZONE, GENERAL PLAN DESIGNATION: OFFICE AND MAJOR PUBLIC/INSTITUTIONAL (MST2006-00758)**

This is a hearing to reconsider the proposed project that was approved by the Planning Commission on May 22, 2008. The project consists of a proposal to demolish an existing two-story 11,900 square foot commercial office building and construct a new three-story 17,607 square foot commercial building comprised of 50 condominium office units on a 19,725 square foot parcel. A total of forty-five parking spaces would be provided in an underground garage, with eight reserved for the adjacent parcel located at 109 E. Victoria Street.

The discretionary applications required for this project are:

1. Modification of the parking requirements to allow less than the number of required parking spaces (SBMC§28.90);
2. Tentative Subdivision Map to create a one-lot subdivision for 50 commercial condominium units (SBMC§27.07);
3. Development Plan approval to allow 5,707 square feet of additional non-residential development (SBMC§28.87.300); and
4. Preliminary Economic Development Determination (SBMC28.87.300).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15332 (In-fill Development Project).

Case Planner: Kathleen Kennedy, Associate Planner  
Email: [kkennedy@SantaBarbaraCA.gov](mailto:kkennedy@SantaBarbaraCA.gov)

**RECUSALS:** To avoid any actual or perceived conflict of interest Commissioner Jacobs recused herself due to the attorney representing the project working at the same firm as her husband.

**EX PARTE COMMUNICATION:**

All Commissioners disclosed that they have had no ex parte communication outside of individual questions to Staff.

Chair Myers recapped the reasons for the reconsideration request.

Scott Vincent, Assistant City Attorney, stated that a reconsideration would mean that the Commission's prior action did not occur and that the project would be brought back to where it was at the prior meeting just before making a decision.

Commissioner Jostes was not at the initial meeting and abstained from the reconsideration vote, but did review the video and felt informed enough to participate in a decision on the project today.

Kathleen Kennedy, Associate Planner, gave the Staff presentation, joined by Rob Dayton, Principal Transportation Planner.

Staff clarified the Planning Commission's questions about parking.

Brian Cearnal, Cearnal Andrulaitis Architects, gave the applicant presentation.

Mr. Cearnal answered the Planning Commission questions, stating that the amount of additional excavation for the additional parking lift pits would be 620 cubic yards; and clarified that the parking easement with the adjacent lot is a permanent ingress/egress easement.

Chair Myers opened the public hearing at 3:42 P.M.

The following people spoke in opposition to the project or with concerns:

1. Patricia Hiles remained concerned about inadequate parking and lack of off-street parking. Feels that the project should bear the burden of its own parking needs. There is no environmental review that has been done on this project. Would like to see entrance moved to Victoria Street. There are already a number of small commercial buildings that exist in the community. Disagreed with position taken in letter written by Joe Andrulaitis.
2. Robert Chyla acknowledged a positive experience in meeting with Mr. Cearnal, feels some issues, including hazardous waste, loading zones and the conference room location have been resolved. Would like the status of the relocation request made for units 44 and 45.

3. Len Kaplan, Arlington Court, remains concerned with how delivery trucks will be handled. Believes that units 44 and 45 block the view to the Courthouse and would like them relocated to mitigate the view loss.

The following people made general comments:

1. Jessica Cesaroni, President, Arlington Court Owners Association, thanked Mr. Cearnal for attending a home owners meeting and addressing the concerns of the Association.
2. Sally Tannenbaum, Arlington Court Owners Association, is concerned with the potential for accidents that could result from the ingress/egress location. Would like to see a condition of approval included to restrict the conference room hours of use.

With no one else wishing to speak, the public hearing was closed at 3:52 P.M.

Mr. Cearnal addressed the Commission and provided a status on the soils clean up stating that the monitoring was approved to stop and would be retested in 30 days; efforts made on the red curb and loading zones with the City Transportation Staff; addressed the potential relocation of units 44 and 45, but also reminded the Commission that the issue involves private views that do not fall under the purview of the Commission; and agreed to adding a condition for the conference room hours of operation.

Mr. Cearnal answered the Planning Commission's questions about reduction of the parking footprint if parking is reduced and the inability to replace the area with landscaping; and stated a strong preference to keep all proposed units.

Commissioner's comments:

1. One Commissioner remains concerned with the driveway access off of Anacapa Street and prefers Victoria Street, yet respects Transportation Staff's analysis of access off of Victoria Street presenting more traffic issues. Believes that we need to add adequate freight loading and unloading, but does not have a solution and defers to Transportation Staff.
2. Two Commissioners would like to condition that conference room not be used between 8 pm – 8 a.m. Another Commissioner did not feel the condition was necessary and wanted to see more flexibility in the condition.
3. If the parking modification is approved, would like to condition a parking demand utilization study be conducted for one to three years after the units are occupied, including the lifts.
4. Commissioners appreciated the project being reconsidered and the cooperation extended to the neighbors.
5. One Commissioner feels confident about the parking given the close proximity to the Granada Garage and would like to remove the condition requiring the additional parking pits.

6. One Commissioner remains solidly behind the project providing one parking space per unit. Feels that, although it is not in the purview of the Commission to protect private views, collaboration should move forward for the preservation of the public views.
7. One Commissioner supports the project's unique contribution of small offices to the community. Would like to see the approval of the parking modification provide more landscaped open space on site ; cites Meridian Studios as comparable design of the single-story component for inspiration. Further stated that the building height is appropriate and there are no size, bulk and scale issues.
8. One Commissioner said there would be an opportunity for project tenants to buy into the Granada Garage, if parking needs were not met in the short-term and acknowledge the shift away from single-occupancy vehicles.
9. Would like to see space in the parking garage to get more trees to the soil below the parking. This would enhance the landscaping by allowing for larger trees.
10. One Commissioner stated support for the project as proposed without additional parking lifts and stated that the conference room condition was not needed.

Staff responded to additional Planning Commission questions about maintaining the pedestrian bulb-out in the conditions as a consideration, not a requirement, and explained how the Parking Business Improvement Area works.

**MOTION: Bartlett/Larson**

**Assigned Resolution No. 026-08**

Approve the project with the findings in the Staff Report, subject to the Conditions of Approval and forward to the City Council with a recommendation for approval of the Final Economic Development Designation, with additional conditions: 1) Parking usage shall be monitored by an independent monitoring service for 2 years from Certificate of Occupancy and include the effectiveness of the parking lifts. If monitoring reveals insufficient parking to meet demand, owners shall take action to resolve the problem, which will require monitoring to continue until the parking demand imbalance is resolved; 2) Historic Landmarks Committee (HLC) shall consider alternate locations for units 44 and 45 to increase private view opportunities for the adjacent neighbors; 3) HLC shall consider ways to increase in-dirt landscaping opportunities on site; and 4) Historic Landmarks Committee shall consider ways to increase on-site storage for tenants.

Mr. Vincent addressed the Commission's parking concern by citing the Fithian Building's lack of parking onsite and noted how the tenants have found their own solutions and suggested the same could occur here.

This motion carried by the following vote:

Ayes: 5 Noes: 1 (White) Abstain: 0 Absent: 1 (Jacobs)

Chair Myers announced the ten calendar day appeal period.

V. **DISCUSSION ITEM:**

**ACTUAL TIME: 4:41 P.M.**

Commissioner Larson left the dais at 4:41 P.M.

**INITIATION OF DRAFT COUNTY MISSION CANYON COMMUNITY PLAN  
(CITY OF SANTA BARBARA SPECIFIC PLAN #3 AMENDMENT)**

Hearing on the request of the County Planning and Development Department, per a 1984 Joint Powers Agreement (JPA) between the City and County, that the City Planning Commission review and comment on the Draft Mission Canyon Community Plan, Residential Design Guidelines, and Land Use and Development Code Amendments and initiate the Community Plan amendment to Specific Plan #3 and environmental review for the Draft Mission Canyon Community Plan as an amendment to City Specific Plan #3. Mission Canyon is within the City's Sphere of influence and the City provides sewer and water service to Mission Canyon per the JPA.

Case Planner: Heather Baker, Project Planner  
Email: hbaker@SantaBarbaraCA.gov

Heather Baker, Project Planner, gave the City Staff presentation.

Derek Johnson; Deputy Director; David Lackie, Supervising Planner; and Rosie Dyste, Senior Planner, from the County of Santa Barbara, gave the County Staff presentation.

Ms. Baker resumed the City Staff presentation.

County Staff answered Planning Commission questions that included giving an update on the collaboration between the City and County on the Botanic Gardens expansion proposal; potential for referencing the Best Management Practices Manual for Post-Construction Water Management; the wastewater plan that includes the expansion of the sewer system; update on testing area streams for impacts by the septic systems, but also stated that the testing is not a part of the Community Plan; clarified elimination of both detached and attached secondary units; and an update on the County's consideration for use of bio-systems over septic systems.

Mr. Vincent responded to the Commission about the joint power agreement's intent to be a revision and if not adopted, the status quo would be maintained by the original joint power agreement.

County Staff answered additional Planning Commission's questions about taking under advisement the City's actions considered 'not appropriate' for the County, but appropriate for the City and suggestions made; consideration given to impact by the new regulations on the 90% existing build-out in Mission Canyon.

Chair Myers opened the public hearing at 5:41 P.M.

The following people addressed the Commission:

1. Jaqueline Hynes, Mission Canyon Planning Advisory Committee, stated that the adoption of the community plan would result in the significant reduction of potential build out in the area due to prohibition of secondary units. Additional public sewer service should not be assumed as inevitable. Proud that Mission Canyon has a section on post-disaster reconstruction.
2. Fran Galt asked that no further development be considered for Mission Canyon. It is already built-out.; needs roads repaired for public safety; needs bike path on public roads; needs pedestrian path restored. There is no room, or need, for MTD buses on that road that is also used as a primary evacuation route.
3. Frank Arrendondo (a.k.a. Ksen~Sku~Mu), Chumash community, stated that the Cultural Resource Sensitivity Survey only includes a small part of the Community Plan area. The 1984 plan includes better protection of Native American sites. This plan does not take into account the Native American community. Referenced SB18, enacted in March 2005, and stressed the need to consult with the local Native American community as required by SB18.

With no one else wishing to speak, the public hearing was closed at 5:49 P.M.

Commission's comments:

1. The Commission appreciated the collaborative efforts between the City and the County, and the M CCP. One Commissioner felt that the plan had been revved up a few notches and surpassed expectations and acknowledged City and County Staff.
2. Two Commissioners would like to see a compromise, for safety reasons, on the wall height and placement. Asked for reconsideration of the 3.5' setback limit around driveways.
3. Would like to see special attention to conditionally permitted uses in the Canyon both in the incorporated and unincorporated parts, such as Skofield Park, the Natural History Museum, and the Botanic Garden, especially related to fire safety.
4. Would like to see how this plan addresses controlling these areas, especially the institutional uses, during a Red Flag alert. There should be a separate chapter regarding Red Flag Alerts, including policies that apply as institutional uses ask for changes to their CUPs.
5. Would like to see a priority in establishing inter-jurisdictional vegetation clearance for fire safety.
6. Appreciates post-disaster and post-fire reconstruction efforts.
7. One Commissioner would like to see Floor Area Ratio's (FAR's) and Design Guidelines be part of the Community Plan, where possible. Another Commissioner was in agreement, but also acknowledged that it was not in the City's jurisdiction to ask the County to maintain City guidelines. Two Commissioners felt that imposing

- FAR guidelines would take away from the rural character of Mission Canyon. Suggested that the County take the lead on developing design guidelines in that area.
8. With regard to Steelhead trout, would like to identify Mission and Rattlesnake Creeks as environmentally sensitive habitats. One Commissioner added that the City needed to contribute to encouraging the Steelhead in the City's creeks, too.
  9. Two Commissioners asked that pedestrian traffic be included in the plan, along with safety access. Two Commissioners asked that bike lanes and circulation elements for non-auto traffic be included in the plan.
  10. Encourages the EIR to look at the cultural resources survey.
  11. Asked that focus be placed on fire protection, water and waste water issues; traffic; and watershed management for Steelhead trout. Suggested the County consider developing a water quality monitoring program consistent with the City's program. Another Commissioner concurred that storm water management should be included in the plan.
  12. One Commissioner felt that fire safety is the most paramount of all issues and it is important for the plan to consider the public right of ways and individual parcels.
  13. Commented on the County's Post-Disaster Rebuilding Plan and hopes that public resistance, due to expense, does not prevent the plan from moving forward.
  14. One Commissioner encouraged more consideration be given to studying bio waste systems that can produce on-site irrigation water.

Anne Marx, City Wildland Fire Specialist, clarified the County's Red Flag Alert program as having one level of alert.

Ms. Hubbell addressed Mr. Arredondo's concerns by apologizing and stating that Staff had missed the Native American community in its report, but would make sure that archaeological policies would be included in the plan.

Mr. Johnson stated that the County had initiated SB18, but also had not received any response back from any of the tribes within the 90-day time period. Ms. Baker informed the Commission that the City letter on SB18 was pending and would soon be sent.

**MOTION: Jostes/Jacobs**

**Assigned Resolution No. 027-08**

Initiate the Mission Canyon Specific/Community Plan and forward comments to the County of Santa Barbara.

Ms. Baker responded to the possibility of a Mitigated Negative Declaration (MND) being considered over an Environmental Impact Report (EIR).

One Commissioner expressed surprise about the absence of an EIR given the life span of the plan, but City and County Staff affirmed that the overall build-out of the plan would not change and the policies are tighter than current policies.

This motion carried by the following vote:

Ayes: 6 Noes: 0 Abstain: 0 Absent: 1 (Larson)

**VI. ADMINISTRATIVE AGENDA**

A. Committee and Liaison Reports.

1. Commissioner Thompson reported on the recent Transportation and Circulation Committee meeting and gave an update on the Transportation Model for the General Plan Update.

B. Review of the decisions of the Staff Hearing Officer in accordance with SBMC §28.92.026.

Reviewed the decisions of the July 2, 2008 Staff Hearing Officer meeting. One decision may be appealed. All other items were approved.

C. Action on the review and consideration of the items listed in I.B.2, of this Agenda:

- a. Draft minutes of March 06, 2008
- b. Resolution 010-08  
210 and 216 Miags and 290 Lighthouse Road
- c. Resolution 011-08  
565 Yankee Farm Road

Action on the review and consideration of the Draft Minutes and Resolutions listed in I.B.3. of this Agenda:

- a. Draft minutes of March 20, 2008
- b. Resolution 012-08  
1298 Coast Village Road

Action on the review and consideration of the Draft Minutes and Resolutions listed in I.B.4. of this Agenda:

- a. Draft minutes of May 8, 2008
- b. Resolution 015-08  
528 Anacapa Street
- c. Resolution 016-08  
00-300 Block of West Cabrillo Boulevard
- d. Resolution 017-08  
3455 Marina Drive

Draft Minutes of the May 8, 2008 Joint Meeting with the Transportation and Circulation Committee

**MOTION: Jostes/Jacobs** Approve the minutes and resolutions as edited.

This motion carried by the following vote:

Ayes: 6 Noes: 0 Abstain: As noted. Absent: 1 (Larson)

Commissioners Bartlett, Jacobs and White abstained from the minutes and resolution of March 20, 2008.

Commissioner White abstained from the minutes and resolutions of May 8, 2008.

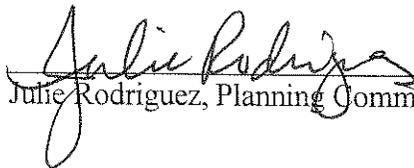
Commissioners Jostes and White abstained from the minutes of the May 8, 2008 Joint Meeting of the Planning Commission and Transportation and Circulation Committee.

**VII. ADJOURNMENT**

The Commission agreed to revise the July 17, 2008 Agenda to reflect a start time of 2:30 P.M.

Chair Myers adjourned the meeting at 6:28 P.M.

Submitted by,

  
\_\_\_\_\_  
Julie Rodriguez, Planning Commission Secretary

