



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

Vice Chair Stella Larson, *left at 4:41 PM*
Commissioner Charmaine Jacobs, *left at 3:18 PM & returned at 4:41 PM*
Commissioner Addison S. Thompson

**PLANNING COMMISSION
FINISHED AGENDA**

**CITY COUNCIL CHAMBERS
CITY HALL – 735 ANACAPA STREET
THURSDAY, JULY 10, 2008
1:00 P.M.**

I. NOTICES:

**A. TUESDAY, JULY 8, 2008
SITE VISIT**

7:45 A.M.
630 GARDEN STREET
Community Development Parking Lot
810 Bond Avenue

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. ****

**B. THURSDAY, JULY 10, 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 March 06, 2008
 - a. Resolution 010-08
210 and 216 Miegs and 290 Lighthouse Road
 - b. Resolution 011-08
565 Yankee Farm Road

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

3. Review and consideration of the following Planning Commission Draft Minutes and Resolutions continued from June 12, 2008:
 - a. Draft minutes of March 20, 2008
 - b. Resolution 012-08
1298 Coast Village Road

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

4. Review and consideration of the following Planning Commission Draft Minutes and Resolutions:
 - 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
 - e. Draft Minutes of the May 8, 2008 Joint Meeting with the Transportation and Circulation Committee

**** 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

- D. **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.
- 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 under City Calendar 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 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.

**** 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: 1:14 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 Andaloro, Senior Planner
Email: dandaloro@SantaBarbaraCA.gov

**** Item discussed. Commission comments made. ****

IV. STAFF HEARING OFFICER APPEAL:

ACTUAL TIME: 1:39 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, Assistant Planner
Email: kkennedy@SantaBarbaraCA.gov

**** Continued to September 4, 2008 for project redesign.
White/Bartlett Vote: 7/0
Abstain: 0
Absent: 0 ****

V. 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

**** Approved with added conditions.
Bartlett/Larson Vote: 5/1 (White)
Abstain: 0
Absent: 1 (Jacobs)
Resolution No. 026-08. ****

VI. DISCUSSION ITEM:

ACTUAL TIME: 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

**** Initiate Specific Plan Amendment, forwarding
Commission comments to County of Santa Barbara.**

Jostes/Jacobs Vote: 6/0

Abstain: 0

Absent: 1 (Larson)

Resolution No. 027-08.**

VII. ADMINISTRATIVE AGENDA:

A. Committee and Liaison Reports.

**** Report 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., I.B 3, and I.B.4 of this Agenda.

**** Approved with edits.**

Jostes/Jacobs Vote: 6/0

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

VIII. ADJOURNMENT:

**** Meeting adjourned at 6:28 p.m. ****