



Commissioner Bruce Bartlett
Commissioner John Jostes
Commissioner Sheila Lodge
Commissioner Harwood A. White, Jr.

Commissioner Charmaine Jacobs
Commissioner Stella Larson
Commissioner Addison S. Thompson

**PLANNING COMMISSION
AGENDA**

**CITY COUNCIL CHAMBERS
CITY HALL – 735 ANACAPA STREET
THURSDAY, JANUARY 8, 2009
1:00 P.M.**

Website: www.SantaBarbaraCa.gov

I. NOTICES:

A. TUESDAY, JANUARY 6, 2009
SITE VISITS

7:45 A.M.
Depart 630 Garden Street
Community Development Parking Lot
3885-3887 State St.

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, JANUARY 8, 2009
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. Railroad Culvert – Substantial Conformance Determination; extension of nighttime construction hours.
Case Planner: Michael Berman, Environmental Analyst
Email: mberman@SantaBarbaraCA.gov
2. Planning Commission Liaison Appointments.
3. An update on status of long-range projects, new legislation, zoning enforcement items, status reports on previously-approved projects, and future agenda items.

- C. This regular meeting of the Planning Commission can be viewed live on City TV-18, or on your computer via www.SantaBarbaraCA.gov/Government/Video/ and then clicking City TV-18 Live Broadcast. City TV-18 will also rebroadcast this meeting in its entirety on Friday at 6:00 p.m. and again on Sunday at 9:00 a.m. An archived video copy of this meeting will be viewable, on computers with high speed internet access, the following Tuesday at www.santabarbaraca.gov and then clicking *Online Meetings*.
- 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 Planning Division at 805-564-5470. If possible, notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements in most cases.
- 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 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. and agendas and reports are posted online at www.SantaBarbaraCA.gov/pc. Please note that online Staff Reports may not include some exhibits. **Materials related to an item on this agenda submitted to the Planning Commission after distribution of the agenda packet are available for public inspection in the Community Development Department located at 630 Garden St., during normal business hours.**

II. PRELIMINARY MATTERS:

- A. Nominations and election of Chair and Vice Chair.
- B. Requests for continuances, withdrawals, postponements, or addition of ex-agenda items.
- C. Announcements and appeals.
- D. 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 ITEMS:

A. APPLICATION OF SANTA BARBARA CERTIFIED FARMERS MARKET ASSOCIATION, 500 & 600 BLOCKS OF STATE STREET (NO APNS) AND 119 EAST COTA STREET (APN 031-151-018), ZONE: C-M (COMMERCIAL MANUFACTURING), GENERAL PLAN DESIGNATION: GENERAL COMMERCE (MST2008-00480)

The project consists of a Conditional Use Permit Amendment for a five year continuation of the Tuesday evening Santa Barbara Certified Farmer's Market on the 500 and 600 Blocks of State Street and the Saturday morning Santa Barbara Certified Farmer's Market at 119 E. Cota Street. With the extension, the Conditional Use Permit would expire October 16, 2013.

The discretionary application required for this project is:

1. A Conditional Use Permit Amendment to allow the continuation of the Tuesday evening and Saturday Morning Farmers Markets for an additional five years (SBMC §28.94.030.O).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Section 15304(e) [Minor Alterations to Land – Minor Temporary Use of Land].

Case Planner: Daniel Gullett, Associate Planner
Email: dgullett@santabarbaraca.gov

B. APPLICATION OF HAZEL JOHNS, AGENT FOR THE CITY OF SANTA BARBARA, 1600 CECIL COOK PLACE, 073-450-003 A-A-O, SP-6, S-D-3 AIRPORT APPROACH AND OPERATIONS, AIRPORT INDUSTRIAL AREA SPECIFIC PLAN ZONE, COASTAL ZONE OVERLAY, GENERAL PLAN DESIGNATION: MAJOR PUBLIC AND INSTITUTION (MST2008-00489)

The proposed application involves the rezoning of 9.04 acres of A-A-O, Airport Approach and Operations Zone to A-F, Aviation Facilities Zone in the Coastal Zone on Santa Barbara Airport property. The discretionary applications required for this project are:

1. Initiation of proceedings and a recommendation to City Council for a Zoning Ordinance Amendment to change the zoning from A-A-O, SP-6, S-D-3 (Airport Approach and Operations Zone, Airport Industrial Area Specific Plan Zone, Coastal Zone Overlay) to A-F, SP-6, S-D-3 (Aviation Facilities Zone, Airport Industrial Area Specific Plan Zone, Coastal Zone Overlay) (SBMC §28.92.020; §28.92.080B; and §29.11).
2. Recommendation to City Council to approve a Local Coastal Program Amendment to change the LCP zoning from A-A-O, S-P-6, S-D-3 (Airport Approach and Operations Zone, Airport Industrial Area Specific Plan Zone, Coastal Zone Overlay) to A-F, S-P-6, S-D-3 (Aviation Facilities Zone, Airport Industrial Area Specific Plan Zone, Coastal Zone Overlay) and to recommend certification of the Amendment to the California Coastal Commission (State Public Resources Code §30514).

The Case Planner has prepared an addendum to the Aviation Facilities Plan Environmental Impact Report to address, changes in circumstances and changes in the project description associated with the zoning map. The resulting impacts are not substantial and do not involve new significant impacts or a substantial increase in the severity of previously identified impacts.

Case Planner: Andrew Bermond, Associate Planner
Email: abermond@santabarbaraca.gov

IV. NEW ITEMS:

A. DRAFT INITIAL STUDY AND AVAILABILITY AND INTENT TO ADOPT DRAFT MITIGATED NEGATIVE DECLARATION FOR 1900 LASUEN ROAD; AND ENVIRONMENTAL HEARING TO TAKE PUBLIC COMMENTS (MST2007-00140)

The proposed project is a Revised Master Plan consisting of the following components: 1) a predominantly underground utility distribution facility and a surface valet parking lot with an operations facility below in the northwest corner; 2) Mission Village, consisting of 5 cottages with a valet parking garage below in the northeast corner; 3) Cottages 27 and 28 which were previously approved and eliminated; and 4) a swimming pool with a fitness center below. The proposal also includes revisions to the driveway entry on Alvarado Place and the service area adjacent to the Main Building.

The Draft Initial Study examines environmental impacts which may be associated with this project and includes proposed mitigation measures to mitigate potentially significant impacts to a less than significant level.

The public review period begins on **Wednesday, December 17, 2008**. Comments on the Draft Initial Study must be submitted by **Thursday, January 15, 2009 at 4:30 p.m.**

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

B. APPLICATION OF BERKUS DESIGN STUDIO, ARCHITECT FOR CLEO M. PURDY AND MICHAEL G. SCHMIDTCHEN, CO-TRUSTEES, 3885 AND 3887 STATE STREET, APN 051-022-012 AND 051-022-033, C-2/SD-2: COMMERCIAL AND UPPER STATE STREET AREA OVERLAY ZONES, GENERAL PLAN DESIGNATION: GENERAL COMMERCE (MST2008-00180)

The project consists of the demolition of an existing 4,990 square foot motel and a 22,250 square foot office building, and the construction of a new, three-story mixed-use development on a 61,802 square feet (net) lot. The commercial component consists of one 2,567 square foot unit. The residential component consists of thirty residential units (26 market rate and 4 affordable units). The market rate component consists of 23 two-bedroom and 3 three-bedroom units. The affordable component consists of 3 two-bedroom units and 1 three-bedroom unit. In conformance with variable density, 26 units are allowed on the site. The four affordable units are required per the Inclusionary Housing Ordinance. A total of 78 parking spaces are proposed (62 covered and 16 uncovered). Onsite amenities include a 3,863 sq. ft. recreation facility (exercise room, sun room, spa/hot tub, dining room, staging kitchen, wine lockers, concierge service) and a 545 square foot crafts room. The proposal also includes the voluntary merger of two parcels.

The discretionary applications required for this project is a Tentative Subdivision Map for a one-lot subdivision to create thirty (30) residential condominium units and one (1) commercial condominium unit (SBMC Chapters 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 Act Guidelines Section 15332 (Proposed Infill Development Project).

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

V. ADMINISTRATIVE AGENDA:

A. Committee and Liaison Reports.

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

VI. 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.

PUBLIC COMMENT PROCEDURE: You are welcome to attend this hearing. 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 COMMENT PROCEDURE: Written comments are welcome and will be entered into the public record. Written information should be submitted prior to the meeting at the Planning Division Office, 630 Garden St; by mail attention Planning Commission Secretary, P.O. Box 1990, Santa Barbara, CA 93102-1990; or by email at PCSecretary@SantaBarbaraCa.gov, and received no later than 4:30 P.M. on the Monday before the Planning Commission hearing. Please submit 12 copies of any written materials over 2 pages. Written comments are accepted at and up to the time of the hearing; however, the Planning Commission may not have time to consider materials submitted after the Monday deadline.

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.

APPEALS AND SUSPENSIONS: 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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