



Chair Stella Larson  
Commissioner Bruce Bartlett  
Commissioner John Jostes  
Commissioner Harwood A. White, Jr.

Vice Chair Addison S. Thompson  
Commissioner Charmaine Jacobs  
Commissioner Sheila Lodge

**PLANNING COMMISSION  
FINISHED AGENDA**

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**CITY COUNCIL CHAMBERS  
CITY HALL – 735 ANACAPA STREET  
THURSDAY, JANUARY 22, 2009  
1:00 P.M.**

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**I. NOTICES:**

- A. TUESDAY, JANUARY 20, 2009  
**SITE VISIT**

**7:45 A.M.**  
Depart 630 Garden Street  
Community Development Parking Lot  
2550 Treasure Drive

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, JANUARY 22, 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. Shorline Park Picnic Area and Residential Permit Parking - *Discussion*  
Case Planner: Jill Zachary, Assistant Parks and Recreation Director; Jay Hillje, Parking Resources Specialist  
Email: JZachary@SantaBarbaraCA.gov; JHillje@SantaBarbaraCA.gov

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

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 December 11, 2008
  - b. Draft Minutes of December 18, 2008
  - c. Resolution 041-08  
1700 and 1704 State Street

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

- 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](http://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. and agendas and reports are posted online at [www.SantaBarbaraCA.gov/pc](http://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. 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.]

**\*\* Mickey Flacks asked the Planning Commission to consider the draft General Plan policies when considering new development projects. \*\***

**III. DISCUSSION ITEM:**

**ACTUAL TIME: 1:19 P.M.**

**PUBLIC WORKS STREETS CAPITAL IMPROVEMENT PROGRAM FISCAL YEAR 2010 BUDGET**

Staff will present an overview of the Streets Capital Improvement Program projects and proposed FY 2010 budget. A primary focus of the proposed budget is maintenance of existing City infrastructure. The presentation will include a review of the Program project prioritization criteria. Planning Commission and public input is being sought to assist staff in making final Program budget related recommendation to Council.

Case Planner: John Ewasiuk, Principal Civil Engineer  
Email: JEwasiuk@SantaBarbaraCA.gov

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

**IV. CONCEPT REVIEW:**

**ACTUAL TIME: 2:15 P.M.**

**APPLICATION OF SUZANNE ELLEDGE PLANNING AND PERMITTING SERVICES, AGENT FOR SAMARKAND RETIREMENT COMMUNITY, 2550 TREASURE DRIVE, APN 051-330-003, E-3/SD-2: ONE-FAMILY RESIDENCE AND UPPER STATE STREET AREA OVERLAY ZONES, GENERAL PLAN DESIGNATION: RESIDENTIAL, FIVE UNITS PER ACRE (MST2008-00469)**

**This is a Concept Review Hearing.** The proposal is a request to allow a LifeCenter facility at the Samarkand Retirement Community. The project consists of the demolition of an existing one-story, 1,665 square foot maintenance building and the construction of a 9,405 square foot (gross), two-story LifeCenter. The LifeCenter would consist of an aerobics/multi-purpose room, computer room, committee office and file storage, TV studio, gallery, NU-2-U (campus market), storage, bathrooms, mechanical room and electrical room on the first floor and a café, juice bar, pantry storage, two offices, fitness area, two wellness suites, storage (for personally operated vehicles and walkers), bathrooms and storage on the second floor. The proposal would result in the reorganization of some of the existing areas and uses onsite.

The discretionary application required for this project would be either an Amendment to an existing Conditional Use Permit or a new Master Plan Conditional Use Permit (SBMC Chapter 28.94).

The purpose of the concept review is to allow the Planning Commission and the public an opportunity to review the proposed project design at a conceptual level and provide the applicant and staff with feedback and direction regarding the proposed land use and design. The opinions of the Planning Commission may change or there may be ordinance or policy changes that could affect the project that would result in requests for project design changes. **No formal action on the development proposal will be taken at the concept review, nor will any determination be made regarding environmental review of the proposed project.**

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

**\*\* Review held \*\***

**V. ENVIRONMENTAL HEARING:**

**ACTUAL TIME: 3:36 P.M.**

**APPLICATION BY GELARE MACON, FLOWERS AND ASSOCIATES, AGENT FOR THE TOWBES GROUP, 400 BLOCK OF SOUTH FAIRVIEW AVENUE, APN 073-450-003; A-F, SP-6, S-D-3, AVIATION FACILITIES ZONE, AIRPORT INDUSTRIAL AREA SPECIFIC PLAN ZONE, AND COASTAL ZONE OVERLAY; GENERAL PLAN DESIGNATION: MAJOR PUBLIC AND INSTITUTION MST 2008-00032**

The project consists of the installation of two storm drain outfalls and rock rip-rap on the eastern bank of San Pedro Creek in the City of Santa Barbara on Santa Barbara Airport Property along Fairview Avenue. This proposed project would satisfy conditions of approval for the Towbes office development project on the east side of Fairview Avenue in the City of Goleta. The proposed project also includes the restoration of 1,000 square feet of habitat on the bank of San Pedro Creek to mitigate for the permanent loss of riparian habitat associated with the installation of a 250 square foot rip rap headwall.

The purpose of the hearing is to receive comments on the Draft Initial Study and Mitigated Negative Declaration (MND). Written comments on the Draft MND should be sent at the earliest possible date, but **received not later than Monday, January 26, 2009 at 4:30 p.m.** Please send your written comments to the attention of Andrew Bermond, Associate Planner, at the Santa Barbara Airport.

Case Planner: Andrew Bermond, Associate Planner  
Email: ABermond@SantaBarbaraCA.gov

**\*\* Comments submitted \*\***

**VI. ADMINISTRATIVE AGENDA:**

**ACTUAL TIME: 4:01 P.M.**

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 held. \*\***

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

- a. Draft Minutes of December 11, 2008
- b. Draft Minutes of December 18, 2008
- c. Resolution 041-08  
1700 and 1704 State Street

**\*\* Approved the Minutes of December 11, 2008.  
Thompson/Bartlett Vote: 4/0  
Abstain: Commissioners Jacobs, Larson, and Lodge  
abstained from the minutes of December 11, 2008  
Absent: 0**

**Approved the Minutes of December 18, 2008.  
Jacobs/Jostes Vote: 6/0  
Abstain: 1 (Lodge)  
Absent: 0**

**Approved Resolution 041-08.**

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

**Abstain: 1 (Lodge)**

**Absent: 0\*\***

**VII. ADJOURNMENT:**

**\*\* Meeting adjourned at 4:04 P.M. \*\***