



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

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

**PLANNING COMMISSION
FINISHED AGENDA**

**CITY COUNCIL CHAMBERS
CITY HALL – 735 ANACAPA STREET
THURSDAY, MARCH 19, 2009
1:00 P.M.**

I. NOTICES:

- A. 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
- B. **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.
- C. 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.
- D. 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.

- E. 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. 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.]

**** James Kahan commented on the Staff Hearing Officer's modification procedures. ****

III. ENVIRONMENTAL HEARING:

ACTUAL TIME: 1:13 P.M.

APPLICATION OF THE CITY OF SANTA BARBARA HOUSING AND REDEVELOPMENT AGENCY FOR AN AMENDMENT TO THE INCLUSIONARY HOUSING ORDINANCE, CITYWIDE, (MST2008-00574)

The proposed project is an amendment to the Inclusionary Housing Ordinance (IHO) that already applies to projects with 10 or more units, to apply to projects with from two to nine units. An in-lieu fee of \$17,700 per market rate unit included in the project (payable prior to occupancy for two through four units), would be charged when an affordable unit would not be provided as part of the project. The ordinance would also state that where one to four new units are proposed the first unit would not be required to pay the in-lieu fee. The maximum sale prices of inclusionary units in employer-sponsored housing projects would be increased substantially, provided that all of the units in the project are priced at below-market restricted prices. The in-lieu fee could be used for purchasing

and reselling of existing middle and upper middle income housing, subsidizing the creation of middle and upper middle income housing, and ensuring compliance with middle and upper middle income housing policies and procedures.

PUBLIC HEARING: A hearing to take public comments on the Draft Mitigated Negative Declaration and on the Planning Commission recommendation regarding this project to the City Council will be held before the Planning Commission on **Thursday March 19, 2009**, at 1:00 p.m.* in the Council Chambers at City Hall. You are invited to attend this hearing and address your verbal comments to the Planning Commission. If you have any questions, wish to know more about this application, or wish to review the plans, please contact Michael Berman, Project Planner, at (805) 564-5470 between 8:30 a.m. to 4:30 p.m. (Monday through Thursday) and every other Friday from 8:30 a.m. to 4:30 p.m.. Please check office hours on our City website.

No formal action on the development proposal or environmental document will take place during this hearing.

Case Planner: Michael Berman, Project Planner/Environmental Analyst
Email: MBerman@SantaBarbaraCA.gov

**** Hearing held.****

IV. ADMINISTRATIVE AGENDA:

ACTUAL TIME: 2:57 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 given.**

**James Kahan commented on
The Staff Hearing Officer process. ****

C. Action on the review and consideration of the following Draft Minutes and Resolutions: listed in this Agenda.

- a. Draft Minutes of February 5, 2009
- b. Draft Minutes of February 12, 2009
- c. Resolution 004-09
1900 Lasuen Road

d. Draft Minutes of February 19, 2009

**** Approved the Draft Minutes and Resolution as amended.**

White/Lodge Vote: 4/0

Abstain: 0

Absent: 3 (Bartlett, Jostes, Larson)**

V. ADJOURNMENT:

**** Meeting adjourned at 3:19 P.M. ****