



**Chair Deborah L. Schwartz
Commissioner Bruce Bartlett
Commissioner Mike Jordan
Commissioner June Pujo**

**Vice Chair Addison Thompson
Commissioner John Campanella
Commissioner Sheila Lodge**

**PLANNING COMMISSION
FINISHED AGENDA**

**CITY COUNCIL CHAMBERS
CITY HALL – 735 ANACAPA STREET
THURSDAY, SEPTEMBER 4, 2014
1:00 P.M.**

NOTICES:

- A. TUESDAY, SEPTEMBER 2, 2014 **7:45 A.M.**
SITE VISIT
630 GARDEN STREET
Community Development Parking Lot
620 Quinientos Street
21 E. Constance Avenue
800 Alvarado Place (El Encanto Hotel)

The Planning Commission visited the project sites scheduled for review at the Thursday Planning Commission meeting. No public testimony was taken, and the public was invited to attend. Call 564-5470 for additional information.

**** Site visits held. ****

- B. THURSDAY, SEPTEMBER 4, 2014 **12:00 NOON**
LUNCH
DE LA GUERRA PLAZA
City Hall, Room 15, Upstairs

The Planning Commission met informally with City Staff to discuss the following:

1. Development Along E. Haley Street Corridor - *Discussion*
Contact: Jaime Limón, Senior Planner
Email: JLimon@SantaBarbaraCA.gov
Phone: (805) 564-5470, ext. 5507

**** Discussion held. ****

2. 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. ****

- C. Regular meetings of the Planning Commission can be viewed live on City TV-18, or on your computer at www.SantaBarbaraCA.gov/CityTV. A rebroadcast schedule can be found at www.SantaBarbaraCA.gov/ProgramGuide. An archived video copy of this meeting will be viewable, on computers with high speed internet access, the next business day at www.SantaBarbaraCA.gov/PCVideos.
- 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 the Case Planer as listed in the project description. Our office hours are 8:30 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.

I. ROLL CALL

**** Roll Call taken. All were present. ****

II. PRELIMINARY MATTERS:

- A. Action on the review and consideration of the following Draft Minutes and Resolutions listed in this Agenda.
 1. Draft Minutes of August 14, 2014
 2. Reso No. 020-14
1605 Cecil Cook Place
 3. Reso No. 021-14
Recommendation to City Council – Average Unit-Size Density Incentive Program
 4. Reso No. 022-14
3626 San Remo Drive

**** Approved with corrections.
Lodge/Bartlett Vote: 6/0
Abstain: 1 (Campanella)
Absent: 0 ****

5. Draft Minutes of August 21, 2014
6. Reso No. 023-14
2201 Edgewater Way

**Approved with corrections.
Lodge/Campanella Vote: 7/0
Abstain: 0
Absent: 0 ****

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

**** No Requests were made. ****

- C. Announcements and appeals.

**** Announcements were made. ****

- 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.]

**** No one wished to speak. ****

III. ENVIRONMENTAL HEARING:

ACTUAL TIME: 1:24 P.M.

RESOURCE RECOVERY PROJECT

The proposed Resource Recovery Project includes the construction and operation of a materials recovery facility and an anaerobic digester at the Tajiguas Landfill. One of the project alternatives contemplates siting the materials recovery facility component on property located at the east corner of Quinientos Street and Calle Cesar Chavez within the City of Santa Barbara. The purpose of the Environmental Hearing is to receive comments from the Planning Commission on the adequacy and completeness of the Draft Subsequent Environmental Impact Report (SEIR) prepared by the County of Santa Barbara for the Tajiguas Resource Recovery Project. Written comments on the Draft SEIR, incorporating those made by the Planning Commission, will be prepared by City staff and submitted to the County prior to the close of the comment period at 5:00 p.m. on Wednesday, September 24, 2014. **No action on the Draft SEIR or project will be taken at this hearing.**

The Draft SEIR is available for review at the Santa Barbara County Resource Recovery & Waste Management Division office, 130 E. Victoria Street, Santa Barbara, CA 93101, and at: <http://resourcerecoveryproject.com/pages/downloads.php/environmental-documents.php>

The County of Santa Barbara will accept written and oral comments on the Draft SEIR until the close of the comment period. The County will also hold a public hearing and take public testimony on the Draft SEIR at 5:00 p.m. on September 4, 2014 at the Santa Barbara County Public Health Department Auditorium, 300 N. San Antonio Road, Santa Barbara. Members of the public are encouraged to provide comments at the County's public hearing or directly to the project environmental planner, Joddi Leipner, at 130 E. Victoria Street, Santa Barbara, CA 93101, Phone 805-882-3614, Fax 805-882-3601.

City Contact: Matt Fore, Environmental Services Manager

Email: MFore@SantaBarbaraCA.gov

Phone: (805) 564-5470, ext. 5678

**** Hearing held ****

IV. DISCUSSION ITEM:

ACTUAL TIME: 3:12 P.M.

RECUSALS: As Board Members of the Riviera Association, to avoid any actual or perceived conflict of interest, Commissioners Lodge and Thompson recused themselves from hearing this item. Both Commissioners did not return to the dais after the recess.

APPLICATION OF TRISH ALLEN, SUZANNE ELLEDGE PLANNING & PERMITTING SERVICES, AGENT FOR BELMOND EL ENCANTO, ORIENT EXPRESS HOTELS, 800 ALVARADO PLACE, APN 019-170-022, R-2/4.0/R-H: TWO FAMILY RESIDENTIAL/ 4 UNITS PER ACRE/ RESORT-RESIDENTIAL HOTEL ZONES, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MAX 3 DU /ACRE) (MST2007-00140)

The Belmond El Encanto Hotel received approval from the Planning Commission for a Master Plan in 2004 and a Revised Master Plan in 2009. Condition of Approval A.7, of Planning Commission Resolution No. 057-04, states that employees must park onsite. The current proposal is a Substantial Conformance Determination request to allow hotel employees to park at an approved off-site parking lot rather than onsite. The purpose of the hearing is to receive input from the Planning Commission and the public regarding the request. Staff will make the final determination as to whether or not the proposal is in substantial conformance with the approved project; therefore, no action on the part of the Planning Commission is required.

Case Planner: Kathleen Kennedy, Associate Planner

Email: KKennedy@SantaBarbaraCA.gov

Phone: (805) 564-5470, ext. 4560

**** Discussion held. ****

V. **ADMINISTRATIVE AGENDA:**

ACTUAL TIME: 7:19 P.M.

A. Committee and Liaison Reports.

1. Staff Hearing Officer Liaison Report

**** Report given. ****

2. Other Committee and Liaison Reports

**** Report given. ****

3. Report from the Chair

**** Report given. ****

VI. **ADJOURNMENT**

**** Meeting adjourned at 7:21 P.M. ****