



Chair Sheila Lodge
Commissioner Bruce Bartlett
Commissioner Stella Larson - *Absent*
Commissioner Addison Thompson

Vice Chair Mike Jordan
Commissioner John Campanella
Commissioner Deborah L. Schwartz

**PLANNING COMMISSION
FINISHED AGENDA**

**CITY COUNCIL CHAMBERS
CITY HALL – 735 ANACAPA STREET
THURSDAY, FEBRUARY 2, 2012
1:00 P.M.**

NOTICES:

- A. TUESDAY, JANUARY 31, 2012 **7:45 A.M.**
SITE VISIT 630 GARDEN STREET
Community Development Parking Lot
1202 Shoreline Drive *
200 Chapala Street

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. *Denotes story poles were up during the site visit.

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

- B. THURSDAY, FEBRUARY 2, 2012 **12:00 NOON**
LUNCH DE LA GUERRA PLAZA
City Hall, Room 15, Upstairs

The Planning Commission will meet informally with City Staff to discuss 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 via www.SantaBarbaraCA.gov/Government/Video/ and then clicking City TV-18 Live Broadcast. Meeting rebroadcast schedule can be found at <http://www.citytv18.com/schedule.htm> 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*.
- A. 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.
- B. 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.
Commissioner Larson absent. ****

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 January 12, 2012
 - 2. Resolution 001-12
822 and 824 E. Canon Perdido Street

**** Approved.
Schwartz/Bartlett Vote: 5/0
Abstain: 1 (Campanella)
Absent: 1 (Larson)****

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

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

- a
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. NEW ITEMS:

ACTUAL TIME: 1:29 P.M.

A. APPLICATION OF TOM OCHSNER, ARCHITECT FOR RUSS SHEPPEL, 1202 SHORELINE DRIVE, APN 045-214-011, E-3/SD-3 ZONES, GENERAL PLAN DESIGNATION: RESIDENTIAL 5 UNITS PER ACRE (MST2011-00114)

The project consists of a remodel and two-story addition to an existing 990 square foot residence with a 530 square foot detached two-car garage. The addition consists of a 340 square foot addition on the first floor and a new 560 square foot second floor and a new 400 square foot two-car garage. The proposal will result in a 2,290 square foot, two-story, single family residence, located on a 6,098 square foot lot in the appealable jurisdiction of the Coastal Zone, and is 85% of the maximum required floor-to-lot-area ratio.

The discretionary applications required for this project are:

1. A Modification to allow the demolition and reconstruction of an existing legal non-conforming structure within the front setback on La Marina (SBMC §28.12.060.A and §28.92.110.A); and
2. A Modification to allow the combined wall/fence height to exceed 3.5' within 10' of the front lot line and within ten feet (10') of either side of a driveway for a distance of twenty feet (20') back from the front lot line (SBMC §28.87.170 and §28.92.110.A.3).
3. A Coastal Development Permit (CDP2011-00013) to allow the proposed development in the Appealable Jurisdiction of the City's Coastal Zone (SBMC §28.44);

The Environmental Analyst has determined that the project is categorically exempt from further environmental review pursuant to California Environmental Quality Act Guidelines Section 15301 (Existing Facilities).

Case Planner: Kelly Brodison, Assistant Planner
Email: KBrodison@SantaBarbaraCA.gov Phone: 805-564-5470, ext. 4531

**** Approved with added conditions.**

Bartlett/Jordan Vote: 6/0

Abstain: 0

Absent: 1 (Larson)

Resolution No. 002-12. **

ACTUAL TIME: 2:46 P.M.

B. APPLICATION OF DON SPAGNOLO, PROJECT ENGINEER, ENGINEERING DIVISION, CITY OF SANTA BARBARA PUBLIC WORKS DEPARTMENT, CITY OF SANTA BARBARA, 200 BLOCK CHAPALA STREET, ROW-002-070, HOTEL AND RELATED COMMERCIAL USES ZONE, GENERAL PLAN DESIGNATION: HOTEL AND RESIDENTIAL (MST10-000263/CDP2011-00007)

The project would demolish the existing 4,655 square feet (s.f.) bridge deck and replace it with a 2,740 s.f. bridge deck. The south side of the new bridge deck would be supported on piles and a foundation behind the existing sandstone abutment. The north side of the new bridge would be supported by a new abutment in the same location as the existing sandstone walls. The new bridge would provide one vehicular lane in each direction and a five foot sidewalk on each side. New bridge railings and approaches to the bridge would be constructed.

The discretionary application required for this project is a Coastal Development Permit (CDP2011-00007) to allow the proposed development in the Appealable Jurisdiction of the City's Coastal Zone (SBMC §28.45.009). The Planning Commission will consider adoption of the Negative Declaration prepared for the project pursuant to the California Environmental Quality Act Guidelines Section 15074.

Case Planner: Michael Berman, Project Planner/Environmental Analyst
Email: MBerman@SantaBarbaraCA.gov Phone: 805-564-5470, ext. 4558

**** Approved the Mitigated Negative Declaration.**

Thompson/Jordan Vote: 6/0

Abstain: 0

Absent: 1 (Larson)

Resolution No. 003-12.

Approved Coastal Development Permit with added condition.

Thompson/Schwartz Vote: 4/2 (Bartlett, Jordan)

Abstain: 0

Absent: 1 (Larson)

Resolution No. 003-12. **

IV. ADMINISTRATIVE AGENDA:

ACTUAL TIME: 4:19 P.M.

A. Committee and Liaison Reports.

1. Staff Hearing Officer Liaison Report

**** Report given. ****

2. Other Committee and Liaison Reports

**** Reports given. ****

V. ADJOURNMENT:

**** Meeting adjourned at 4:24 P.M. ****