



Chair Mike Jordan  
Commissioner Bruce Bartlett  
Commissioner Sheila Lodge - *Absent*  
Commissioner Addison Thompson

Vice Chair Deborah L. Schwartz  
Commissioner John Campanella  
Commissioner June Pujo

**PLANNING COMMISSION  
FINISHED AGENDA**

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**CITY COUNCIL CHAMBERS  
CITY HALL – 735 ANACAPA STREET  
THURSDAY, FEBRUARY 21, 2013  
1:00 P.M.**

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**NOTICES:**

- A. TUESDAY, FEBRUARY 19, 2013 **7:45 A.M.**  
**SITE VISIT** 630 GARDEN STREET  
Community Development Parking Lot  
2215 and 2305 Edgewater Way

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 visit held. \*\***

- B. THURSDAY, FEBRUARY 21, 2013 **12:00 NOON**  
**LUNCH** DE LA GUERRA PLAZA  
City Hall, Room 15, Upstairs

The Planning Commission met 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/](http://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](http://www.santabarbaraca.gov) and then clicking *Online Meetings*.

- 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](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.

**I. ROLL CALL**

**\*\* Roll Call taken.  
Commissioner Sheila Lodge was 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 February 7, 2013
  2. Resolution 002-13  
101 State Street and 16 W. Mason Street

**\*\* Approved as corrected.  
Thompson/Schwartz Vote: 5/0  
Abstain: 1 (Bartlett)  
Absent: 1 (Lodge)\*\***

- 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. CONSENT ITEM:**

**ACTUAL TIME: 1:05 P.M.**

**APPLICATION OF NICHOLAS HENEGAN, BETHEL ENVIRONMENTAL SOLUTIONS, 6551 HOLLISTER AVENUE, 073-450-003, G-S-R, SP-6, S-D-3, GOLETA SLOUGH RESERVE ZONE, AIRPORT INDUSTRIAL AREA SPECIFIC PLAN AREA, AND COASTAL OVERLAY ZONES, GENERAL PLAN DESIGNATION: GOLETA SLOUGH RESERVE (MST2012-00453, CDP2012-00008) Rescheduled from February 14, 2013.**

The proposed project would consist of the excavation and removal of approximately 130 cubic yards of petroleum-contaminated soil and approximately 9,000 gallons of petroleum-contaminated groundwater on Santa Barbara Airport property and disposal off-site. This work is required by the Santa Barbara County Fire Department for remediation of a leak from an above ground storage tank located on the Federal Aviation Administration's (FAA's) remote transmission and receiver facility. The discretionary application required for this project is a Goleta Slough Coastal Development Permit (CDP2012-00008) to excavate a 21 foot by 35 foot area to a depth of approximately 10 feet in the Goleta Slough Reserve Zone which is in the Appealable Jurisdiction of the California Coastal Zone (SBMC §29.25.020).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Section 15330(b).

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

Phone: (805) 692-6032.

**\*\* Approved Goleta Slough Coastal Development Permit  
with revised conditions.**

**Thompson/Campanella Vote: 6/0**

**Abstain: 0**

**Absent: 1 (Lodge)**

**Resolution No. 003-13. \*\***

**\*\***

IV. **NEW ITEM:**

**ACTUAL TIME: 1:11 P.M.**

**APPLICATION OF RAYMOND APPLETON, AGENT FOR JOHN SHARRAT, 2215 AND 2305 EDGEWATER WAY, APN'S 041-350-013, AND 041-350-014, E-3 AND SD-3 ZONES, GENERAL PLAN DESIGNATION: SUBURBAN LOW DENSITY RESIDENTIAL (MST2008-00119) Rescheduled from February 14, 2013.**

The proposed project involves a lot line adjustment between 2215 Edgewater Way (Lot 2) and 2305 Edgewater Way (Lot 1), with construction proposed on the resulting lots. The two proposed lots are identified as Adjusted Parcel 1 and Adjusted Parcel 2. The property line dividing the two existing lots runs east-west, resulting in a bluff top lot and a non-bluff top lot. The proposed lot line adjustment would change the orientation of the dividing lot line to a north-south configuration, resulting in two bluff top lots. Existing Lot 1 (2305 Edgewater Way – non-bluff top) is 11,264 square feet with a 9% slope. Adjusted Parcel 1 would be 22,016 square feet with a 43.5% slope. Existing Lot 2 (2215 Edgewater Way – bluff top) is a 43,127 square lot with a 48% slope. Adjusted Parcel 2 would be 31,375 square feet with a 48.8% slope. All of the existing development is on Existing Lot 1, which contains a single-family residence, a detached two-story guest studio (not a legal unit), and a detached, unpermitted two-car carport. Adjusted Parcel 1 includes the construction of a 435 square foot two-car garage and a new 205 square foot entrance trellis for the existing 2,219 square foot two-story single-family residence. A modification is requested for a corner of the garage to encroach 2'-11" into the 20' front setback at the north property line. Adjusted Parcel 2 includes the conversion of the existing 627 square foot guest studio to a single family residence with a 240 square foot deck, the demolition of the existing 283 square foot "as-built" carport, and construction of a 450 square foot detached two-car garage and a 419 square foot basement. A corner of the garage will require a modification to allow an encroachment of 2'-7" into the 20' front setback at the north property line. A modification is also requested on this lot to allow a new 5' high hedge and walk through gate to exceed 3.5' within 10' of a portion of the east front property line for approximately 58 lineal feet at Mohawk Road. The discretionary applications required for this project are:

1. A Lot Line Adjustment (LLA) to adjust the property line between 2305 Edgewater Way and 2215 Edgewater Way (SBMC §27.40 & Gov. Code 66412);
2. Two Modifications to allow the new garage structures on both adjusted parcels to encroach into the front setback on Edgewater Way (SBMC §28.15.060 and 28.92.110);
3. A Modification to allow a 5' high hedge and gate to exceed 3'-6" in height within 10' of a front property line (SBMC §28.7.170 and 28.92.110);
4. A Coastal Development Permit (CDP2008-00023) 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 exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15305.

Case Planner: Kelly Brodison, Assistant Planner

Email: KBrodison@SantaBarbaraCA.gov

Phone: (805) 564-5470, ext. 4531.

**\*\* Approved with added conditions.  
Thompson/Schwartz Vote: 5/1 (Jordan)  
Abstain: 0  
Absent: 1 (Lodge)  
Resolution No. 004-13. \*\***

**V. ADMINISTRATIVE AGENDA:**

**ACTUAL TIME: 3:18 P.M.**

A. Committee and Liaison Reports.

1. Staff Hearing Officer Liaison Report

**\*\* Report given. \*\***

2. Other Committee and Liaison Reports

**\*\* Reports given. \*\***

**VI. ADJOURNMENT:**

**\*\* Meeting adjourned at 3:22 P.M. \*\***