



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

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

**PLANNING COMMISSION  
FINISHED AGENDA**

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**CITY COUNCIL CHAMBERS  
CITY HALL – 735 ANACAPA STREET  
THURSDAY, OCTOBER 2, 2014  
1:00 P.M.**

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**NOTICES:**

- A. **TUESDAY, SEPTEMBER 30, 2014** **7:45 A.M.**  
**SITE VISIT** 630 GARDEN STREET  
Community Development Parking Lot  
120 E. Pedregosa 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.

**\*\* Site visit held. \*\***

- B. **THURSDAY, OCTOBER 2, 2014** **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 at [www.SantaBarbaraCA.gov/CityTV](http://www.SantaBarbaraCA.gov/CityTV). A rebroadcast schedule can be found at [www.SantaBarbaraCA.gov/ProgramGuide](http://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](http://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](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 Pujo was absent.\*\***

**II. PRELIMINARY MATTERS:**

- A. Commissioner Bartlett announced his recusal for hearing Item IV. 1298 Coast Village Road and left the dais at 1:07 P.M.
- B. Action on the review and consideration of the following Draft Minutes and Resolutions listed in this Agenda.
1. Draft Minutes of September 18, 2014
  2. Resolution No. 024-14  
3435 Marina Drive

**\*\* Approved as corrected.**

**Thompson/Lodge Vote: 5/0**

**Abstain: 0**

**Absent: 2 (Bartlett, Pujo)\*\***

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

**\*\* Item III. 120 E. Pedregosa Street was postponed  
and has been renoticed for October 16, 2014. \*\***

- D. Announcements and appeals.

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

- E. 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.]

**\*\* Kate Schwab, Downtown Santa Barbara Organization,  
addressed the Commission. \*\***

**III. NEW ITEM:**

**APPLICATION OF JOSE LUIS ESPARZA, ARCHITECT FOR JAMES & MARIA FRANZEN, 120 EAST PEDREGOSA STREET, APN 027-041-017, E-1 (ONE-FAMILY RESIDENCE) ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL MST2014-00226) Postponed**

The proposed project involves a 302 square foot two-story addition and new first and second floor covered porches at the rear of the existing 2,044 square foot two-story single-family residence with a detached 420 square foot two-car garage, on the 6,600 square-foot site. The proposed 2,766 square feet of development on a 6,600 square foot lot is 97% of the maximum floor-to-lot area ratio (FAR). The existing house exceeds 25 feet in height and is currently 86% of the maximum FAR.

The discretionary application required for this project is a Modification to allow the net floor area to exceed 85% of the maximum allowable on a lot with a building whose existing height exceeds 25 feet (SBMC §28.92.110.A.6 and §28.15.083.D).

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

Case Planner: Tony Boughman, Assistant Planner

Email: TBoughman@SantaBarbaraCA.gov

Phone: (805) 564-5470, ext. 4539

**\*\* Postponed and renoticed. \*\***

**IV. DISCUSSION ITEM:**

**RECUSALS:** Commissioner Bartlett recused himself due to his architectural firm being in contract with the Applicant on another project, and left the dais at 1:07 P.M.

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

**APPLICATION OF JEFF GORRELL, ARCHITECT FOR OLIVE OIL & GAS, APPLICANT, 1298 COAST VILLAGE ROAD, APN: 009-230-043, ZONING DESIGNATION: COMMERCIAL (C-1), LOCAL COASTAL PLAN DESIGNATION: COMMERCIAL (MST2004-00493)**

On March 28, 2008, the Planning Commission approved demolition of an existing service station and construction of a new, approximately 18,000 square foot mixed-use project, comprised of eight residential units and 5,000 square feet of commercial space on this site. The project was appealed to City Council. On July 15, 2008, Council denied the appeal and approved the project with minor changes (City Council Resolution 08-084).

The current proposal is a Substantial Conformance Determination request to reduce the number of residential units from eight to six, which includes minor changes to the building elevations and floor plans. The proposed project also includes relocating the required residential storage area and increasing the amount of parking. The purpose of the hearing is to receive input from the Planning Commission and the public regarding the request. The Community Development Director will make the final determination as to whether or not the proposal is in substantial conformance with the approved project; therefore, the Planning Commission will not take a formal action on this item.

Case Planner: Peter Lawson, Associate Planner

Email: PLawson@SantaBarbaraCA.gov

Phone: (805) 564-5470, ext. 4565

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

**V. ADMINISTRATIVE AGENDA:**

**ACTUAL TIME: 1:57 P.M.**

A. Committee and Liaison Reports.

1. Staff Hearing Officer Liaison Report

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

2. Other Committee and Liaison Reports

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

3. Report from the Chair

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

**VI. ADJOURNMENT**

**\*\* Meeting adjourned at 2:08 P.M. \*\***