



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**

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**CITY COUNCIL CHAMBERS  
CITY HALL – 735 ANACAPA STREET  
THURSDAY, OCTOBER 16, 2014  
1:00 P.M.**

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**NOTICES:**

- A. THURSDAY, OCTOBER 16, 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. Substantial Conformance Determinations  
Contact: Renee Brooke, AICP, Senior Planner  
Email: RBrooke@SantaBarbaraCA.gov  
Phone: (805) 564-5470, ext. 5564

**\*\* 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. \*\***

- B. 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).

- C. 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.
  
- D. 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. All present. \*\***

**II. PRELIMINARY MATTERS:**

- A. Action on the review and consideration of the following Draft Minutes and Resolutions listed in this Agenda.
  - a. Draft Minutes of October 2, 2014

**\*\* Approved.**

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

**Abstain: 2 (Bartlett, Pujo)**

**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.]

**\*\* Ethan Shenkman addressed the Commission. \*\***

**III. NEW ITEM:**

**ACTUAL TIME: 1:08 P.M.**

**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)**

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 project includes an interior remodel and associated window changes on the west elevation. 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 applications required for this project are:

1. 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), and;
2. A Modification to allow new windows in the western wall of the existing house, which currently encroaches into the ten-foot interior setback (SBMC §28.92.110.A.2).

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

**\*\* Approved Modifications.**

**Jordan/Bartlett Vote: 7/0**

**Abstain: 0**

**Absent: 0**

**Resolution No. 025-14. \*\***

**IV. DISCUSSION ITEM:**

**ACTUAL TIME: 1:51 P.M.**

**STATUS REPORT FOR CASA ESPERANZA, 816 CACIQUE AND 100 SOUTH QUARANTINA STREETS, APNS 017-240-021, 017-113-035 & 017-113-034, M-1 LIGHT MANUFACTURING, C-2 GENERAL COMMERCE AND S-D-3 COASTAL OVERLAY ZONES, LOCAL COASTAL PLAN DESIGNATION: INDUSTRIAL (MST99-00432)**

The purpose of this meeting was for Casa Esperanza to provide its Two-Year Progress Report on the operation of the Homeless Shelter, located at 816 Cacique Street, as required by Condition II.F of Planning Commission Resolution 008-09.

**The Planning Commission received the report and heard public comment only. The Planning Commission did not take any action on the approved Conditional Use Permit during this discussion item.**

Case Planner: Kelly Brodison, Assistant Planner  
Email: KBrodison@SantaBarbaraCA.gov

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

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

**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. \*\***

3. Report from the Chair

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

**VI. ADJOURNMENT**

**\*\* Meeting adjourned at 3:28 P.M. \*\***