



Chair Deborah L. Schwartz
Commissioner Bruce Bartlett - *Absent*
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, DECEMBER 18, 2014
1:00 P.M.**

NOTICES:

- A. TUESDAY, DECEMBER 16, 2014 **7:45 A.M.**
SITE VISIT 630 GARDEN STREET
Community Development Parking Lot
302 Coleman Avenue

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, DECEMBER 18, 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. Overview of SB743- CEQA Traffic Analysis
Contact: Rob Dayton, Principal Transportation Planner
Email: RDayton@SantaBarbaraCA.gov Phone: (805) 564-5390

**** 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. Commissioner Bartlett 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 November 13, 2014

**** Approved the Minutes as corrected.**

Thompson/Lodge Vote: 5/0

Abstain: 1 (Jordan)

Absent: 1 (Bartlett)

- 2. Draft Minutes of November 20, 2014

Approved the Minutes.

Thompson/Jordan Vote: 6/0

Abstain: 0

Absent: 1 (Bartlett)

3. PC Reso No. 029-14
1130 State Street

Under Condition II.D.1.c.5., on Page 9, regarding Edison Service, Staff and the Applicant request a rewording to read:

“Owner or Museum shall be responsible for obtaining electrical service for their building. If the transformer or electrical service is to be located on City property, Owner or Museum shall obtain the appropriate authorization for use of City property prior to the installation. Owner or Museum shall continue to coordinate with the City and Southern California Edison (SCE) to establish an appropriate location to install an Edison transformer. If any trenching occurs on City property, Owner or Museum shall repair the affected area to the satisfaction of the City Engineer.”

Trish Allen, SEPPS, was available to answer any of the Commission’s questions regarding the condition change.

**** Approved Resolution as amended.
Thompson/Lodge Vote: 5/0
Abstain: 1 (Jordan)
Absent: 1 (Bartlett)****

- 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 ITEMS:

ACTUAL TIME: 1:19 P.M.

APPLICATION OF JOSE LUIS ESPARZA, ARCHITECT FOR SHANE AND KATIE MAHAN, 302 COLEMAN AVENUE, APN 045-081-007, E-3 (ONE-FAMILY RESIDENCE)/S-D-3 (COASTAL OVERLAY) ZONES, LOCAL COASTAL PLAN DESIGNATION: RESIDENTIAL 5 UNITS PER ACRE (MST2014-00498)

The proposed project involves alterations to an existing 1,690 square-foot one-story single-family residence with attached garage. The proposal would demolish the existing 380 square-foot attached garage and replace it with habitable space and a 100 square-foot addition to create two new bedrooms and a bathroom. The proposal also includes construction of a new 435 square-foot two-car attached garage. An existing detached 108 square-foot storage shed would be converted to a workshop. The project is located on a 9,328 square-foot lot in the Appealable Jurisdiction of the Coastal Zone.

The discretionary application required for this project is a Coastal Development Permit (SBMC § 28.44.060).

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 Coastal Development Permit.**

Jordan/Lodge Vote: 6/0

Abstain: 0

Absent: 1 (Bartlett)

Resolution No. 031-14. **

IV. ADMINISTRATIVE AGENDA:

ACTUAL TIME: 1:34 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. ****

V. ADJOURNMENT

**** Meeting adjourned at 1:45 P.M. ****