



**Chair George C. Myers
Commissioner Bruce Bartlett
Commissioner John Jostes
Commissioner Harwood A. White, Jr.**

**Vice Chair Stella Larson
Commissioner Charmaine Jacobs
Commissioner Addison S. Thompson**

**PLANNING COMMISSION
AGENDA**

**CITY COUNCIL CHAMBERS
CITY HALL – 735 ANACAPA STREET
THURSDAY, JULY 24, 2008
1:00 P.M.**

Website: www.SantaBarbaraCa.gov

I. NOTICES:

- A. TUESDAY, JULY 22, 2008
SITE VISITS

7:45 A.M.
630 GARDEN STREET
Community Development Parking Lot
2545 Medcliff Drive
726 N. La Cumbre Road

The Planning Commission will visit the project sites scheduled for review at the Thursday Planning Commission meeting. No public testimony will be taken, but the public is invited to attend. Call 564-5470 for additional information.

- B. This regular meeting 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. City TV-18 will also rebroadcast this meeting in its entirety on Friday at 6:00 p.m. and again on Sunday at 9:00 a.m. 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*.

- C. **AMERICANS WITH DISABILITIES ACT:** In compliance with the Americans with Disabilities Act, if you need special assistance to gain access to, comment at, or participate in this meeting, please contact the Planning Division at 805-564-5470. If possible, notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements in most cases.

- D. This agenda schedule is subject to change. It is recommended that applicants and interested persons plan to arrive at 1:00 P.M. However, for longer agendas, all parties are encouraged to monitor Channel 18 and, when the item prior to the application of interest begins, come to the Commission hearing.
- E. The scope of a project may be modified as it proceeds through the planning process. 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 City Planning staff at (805) 564-5470 between the hours of 8:00 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.
- F. **AGENDAS, MINUTES and REPORTS:** Copies of all documents relating to agenda items are available for review at 630 Garden St. and posted online at www.SantaBarbaraCa.gov/pc. Please note that online Staff Reports may not include some exhibits.

II. **PRELIMINARY MATTERS:**

- A. Requests for continuances, withdrawals, postponements, or addition of ex-agenda items.
- B. Announcements and appeals.
- C. 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.]

III. **CONSENT ITEM:**

APPLICATION OF BRYAN POLLARD, ARCHITECT FOR ANDREW ERICKSON AND FELICIA KASHEVAROFF, 2545 MEDCLIFF ROAD, APN 041-362-001, E-3/SD-3 ZONES, GENERAL PLAN DESIGNATION: RESIDENTIAL, 5 UNITS/ACRE (MST2007-00423, CDP2008-00010)

The project consists of as-built replacement of six windows and one sliding glass door with windows and a door in the same openings; as-built removal of an interior wall between the kitchen and dining area; replacement of an as-built sliding glass door with a new window in the same opening as the previous window; as-built picket fence in the rear yard; as-built six foot tall wood fence along western property line; replacement and reconfiguration of the fence in the front yard; new 241 square foot pergola; new 290 square foot wood deck over an existing concrete patio; two new rain barrels; and landscaping changes, including replacement of the existing rear lawn with drought tolerant, bluff stabilizing plants. The project would abate violations identified in enforcement case ENF2007-00570.

The discretionary application required for this project is:

A Coastal Development Permit (CDP2008-00010) 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 Guidelines Section 15301.

Case Planner: Dan Gullett, Associate Planner
Email: dgullett@santabarbaraca.gov

IV. NEW ITEM:

APPLICATION OF JANE GRAY, AGENT FOR OWNER COMETA TRUST, 726 N. LA CUMBRE, APN 057-111-003, COUNTY ZONING: 8-R-1 (SINGLE FAMILY RESIDENTIAL WITH A MINIMUM LOT SIZE OF 8,000 SQUARE FEET PER UNIT), COUNTY GENERAL PLAN DESIGNATION: RESIDENTIAL, 4.6 UNITS PER ACRE (MST2008-00144)

The applicant requests that the City initiate annexation of a property located at 726 North La Cumbre Road. The subject property is located within the City's Sphere of Influence and is currently developed with a single-family residence and detached garage. If the request for initiation is granted, the proposed project would include: Annexation of the unincorporated area of Santa Barbara County to the City of Santa Barbara; General Plan Amendment to Residential, Five Dwelling Units per Acre; Zoning Map Amendment to E-3/SD-2 (Single Family Residential/Upper State Street Area Overlay); and Tentative Subdivision Map to divide the property into three residential lots. At this time, the discretionary action required for the project is Initiation of Annexation of the 32,042 square foot lot (SBMC Chapter 28.96).

Case Planner: Dan Gullett, Associate Planner
Email: dgullett@santabarbaraca.gov

V. DISCUSSION ITEMS:

A. PLAN SANTA BARBARA WATER RESOURCES ISSUES

This is an update on planned efforts by the Water Resources Division to develop water resources information in support of the *Plan Santa Barbara* General Plan update, associated environmental impact analysis, and update of the City Long-Term Water Supply Program.

Staff: Bill Ferguson, Water Resources Supervisor
Email: bferguson@santabarbaraca.gov

B. **PLAN SANTA BARBARA YOUTH SURVEY RESULTS**

City Planning Staff will present the results of the Youth Survey recently conducted with the Santa Barbara Youth Council and high schools in Santa Barbara. This survey is one of many outreach efforts to help inform the *Plan Santa Barbara* process.

Staff: Elsa Rodriguez, Planning Intern
Email: erodriguez@SantaBarbaraCA.gov

VI. **ADMINISTRATIVE AGENDA:**

- A. Committee and Liaison Reports.
- B. Review of the decisions of the Staff Hearing Officer in accordance with SBMC §28.92.080.

VII. **ADJOURNMENT:**

CITY OF SANTA BARBARA PLANNING COMMISSION

MEETING PROCEDURES

NOTE: State legislation requires persons who contributed \$250 or more to appointed members of boards or commissions within the past twelve (12) months to so inform the Chairman prior to speaking.

The public is invited to speak on any item on the Planning Commission Agenda. After receiving recognition from the Chairman, please approach the podium and speak into the microphone. State your name and purpose for appearing. Your name and comments will be entered into the public record.

The order of presentation after the Chairman introduces the item is as follows:

1. Presentation by Staff (15 minutes)*.
2. Presentation by Applicant (15 minutes)*.
3. Public Hearing*.
4. Additional response by Applicant/Staff (5 minutes each)*.
5. Questions and comments by the commission.
6. Commission consideration of Findings and Conditions of Approval.
7. Motion, discussion of motion, decision, and vote by the Commission.

***Time may be extended or limited by the Chair of the Planning Commission.**

Items that generate a large amount of citizen interest may be taken out of their scheduled order on the agenda as a courtesy to the public in attendance. Where there are a large number of people wishing to speak on an item, the Chairman may limit time allotted to each speaker.

You are invited to attend this hearing. Written comments are welcome and will be entered into the public record. Written information should be submitted prior to the meeting at the Planning Division Office, 630 Garden St; by mail attention Planning Commission Secretary, P.O. Box 1990, Santa Barbara, CA 93102-1990; or by email at PCSecretary@SantaBarbaraCa.gov, and received no later than 4:30 P.M. on the Monday before the Planning Commission hearing. Please submit 12 copies of any written materials over 2 pages. Written comments are accepted at and up to the time of the hearing; however, the Planning Commission may not have time to consider materials submitted after the Monday deadline.

It is not possible to determine the precise time an item will be heard. The Planning Commission sessions are broadcast live on the Government Access Television Channel 18. Monitoring will assist in determining when the item will come up. Any continued items are announced at the beginning of the meeting and repeated throughout the meeting by the Chairman.

Many of the items before the Commission may be appealed to the City Council. For further information on appeals, contact the Planning Division Staff or the City Clerk's Office. Any further information on the Planning Commission meeting procedures or agenda items may be obtained by calling the Planning Division at Phone 564-5470.

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