



Chair Stella Larson
Commissioner Bruce Bartlett
Commissioner John Jostes
Commissioner Harwood A. White, Jr.

Vice Chair Addison S. Thompson
Commissioner Charmaine Jacobs
Commissioner Sheila Lodge

**PLANNING COMMISSION
SPECIAL MEETING AGENDA**

**DAVID GEBHARD PUBLIC MEETING ROOM
630 GARDEN STREET
FRIDAY, MAY 8, 2009
1:00 P.M.**

Website: www.SantaBarbaraCa.gov

I. NOTICES:

- A. 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*.
- B. **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.
- C. 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.
- D. 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.

- 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.

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. **DISCUSSION ITEMS:**

A. **PLAN SANTA BARBARA EIR STATUS REPORT AND SCOPE**

Staff will present a status report on the citywide Environmental Impact Report (EIR) under preparation to evaluate the Draft *Plan Santa Barbara* General Plan policy update.

The status report will include an overview of background on the Program EIR approach and public comments received during the EIR “public scoping” process; refinements made to the EIR scope of analysis; upcoming EIR process steps and timeline; and an outline of the EIR scope of analysis.

This is a Planning Commission discussion item, to include a staff presentation, public comment, and Commission discussion. No Commission actions will be taken on the EIR or *Plan Santa Barbara* Draft General Plan policy amendments.

Case Planner: Barbara Shelton, Project Planner/ Environmental Analyst
Email: BShelton@SantaBarbaraCA.gov
Web Site: www.PlanSB.org

B. **PLAN SANTA BARBARA, PHASE III STATUS REPORT**

Staff will also present a status report on progress to date for five other projects in Phase III of *Plan Santa Barbara*: The General Plan Update document; Land Use Element update; Land Use Map update; Housing Element update; and the Adaptive Management Program. The purpose of this update report is to keep the Planning Commission and public informed as work is being done to gain feedback and suggestions early on in the development of these products. No Commission action is anticipated; however, feedback on the objectives for the Adaptive Management Program is specifically requested.

Case Planner: John Ledbetter, Principle Planner
Email: JLedbetter@SantaBarbaraCA.gov
Web Site: www.PlanSB.org

IV. NEW ITEM:

APPLICATION OF J. MICHAEL HOLLIDAY, ARCHITECT FOR LEN HOMENIUK & MARINA STEPHENS PROPERTY OWNERS, 3339 CLIFF DRIVE, APN 047-082-015, A-1, SD-3 ZONES, GENERAL PLAN DESIGNATION: RESIDENTIAL, 1 UNIT/ACRE, BLUFF (MST2008-00419)

The site is currently developed with a 3,231 square foot single-family residence and 605 square foot attached garage. The proposed project consists of a 915 sf second story and 415 sf ground floor addition, 181 sf of new second story deck areas, interior remodel, replacement of the septic system, and various landscape and hardscape changes. The project is located on a 1.3-acre lot in the Hillside Design District and Appealable Jurisdiction of the Coastal Zone.

The discretionary application required for this project is:

A Coastal Development Permit (CDP2008-00019) to allow the proposed development in the Appealable Jurisdiction of the City's Coastal Zone (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 15303 (New Construction or Conversion of Small Structures).

Case Planner: Dan Gullett, Associate Planner
Email: DGullett@SantaBarbaraCA.gov

V. ADJOURNMENT:

CITY OF SANTA BARBARA PLANNING COMMISSION

MEETING PROCEDURES

PUBLIC COMMENT PROCEDURE: You are welcome to attend this hearing. 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.

WRITTEN COMMENT PROCEDURE: 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.

APPEALS AND SUSPENSIONS: 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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