



**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**  
**REVISED AGENDA**

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**CITY COUNCIL CHAMBERS**  
**CITY HALL – 735 ANACAPA STREET**  
**THURSDAY, JUNE 18, 2009**  
**1:00 P.M.**

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*Website: [www.SantaBarbaraCa.gov](http://www.SantaBarbaraCa.gov)*

**NOTICES:**

- A. TUESDAY, JUNE 16, 2009  
**SITE VISITS**

**7:45 A.M.**  
Depart 630 Garden Street  
Community Development Parking Lot  
2215 Edgewater

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/](http://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](http://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 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**

### **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 RAYMOND APPLETON, AGENT FOR JOHN SHARRAT, 2215 EDGEWATER WAY, 041-350-014, E-3/SD-3 SINGLE FAMILY AND COASTAL OVERLAY ZONES, GENERAL PLAN DESIGNATION: RESIDENTIAL/3 UNITS PER ACRE (MST2009-00085/CDP2009-00004)**

Proposal to demolish an unpermitted single-family residence, detached accessory building, and two unpermitted decks and restore landscaping on a 42,127 square foot lot in the Hillside Design District and appealable jurisdiction of the Coastal Zone. The project would abate violations in enforcement case #ENF2008-00353. The chain link fencing has been removed from the bluff. The applicant proposes to leave in place as-built railroad tie and concrete steps that were built on-grade, but has already removed the above ground handrails. The applicant is proposing to allow the fencing and hedges to remain within the public right of way.

The discretionary applications required for this project are:

1. A Coastal Development Permit (CDP2009-00004) to allow the demolition of the as-built structures and permitting of the on-grade stairs, hedges, and fencing on a parcel located within 50 feet of a coastal bluff and within the Appealable Jurisdiction of the City's Coastal Zone (SBMC §28.44); and

2. A Modification to allow a fence and hedge to exceed 3.5 feet within 10 feet of the front property line.

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15301 (Demolition of small structures).

Case Planner: Suzanne Johnston, Assistant Planner  
Email: SJohnston@SantaBarbaraCA.gov

#### IV. **STAFF HEARING OFFICER APPEAL:**

**APPLICATION OF BRENT DANIELS, AGENT FOR CYNTHIA HOWARD, 226 & 232 EUCALYPTUS HILL DRIVE, APN 015-050-017 & 015-050-018, A-2, ONE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: RESIDENTIAL, TWO UNITS PER ACRE (MST2004-00349)**

**This is an appeal of the denial of the project by the Staff Hearing Officer.** The proposed project involves a lot line adjustment between two parcels (2.82 and 2.75 acres in size) by realigning the dividing lot line from a north-south direction to an east-west direction, and resulting in two parcels of 2.47 acres (Parcel 1, upper parcel) and 3.10 acres (Parcel 2, lower parcel). Parcel 1 would have an average slope of 21.3% and Parcel 2 would have an average slope of 22.5%, both parcels sloping north to south. An existing single-family residence, greenhouse foundation, and hardscape driveway would be removed, and two new single-family residences are proposed on each parcel. Parcel 1 would include a 6,129 square foot residence with an attached 743 square foot garage, and a 1,517 square foot residence with a 320 square foot garage, and a detached 430 square foot garage. Parcel 2 would include a 3,927 square foot residence with an a 747 square foot attached garage, and a 1,786 square foot residence with a 352 square foot subterranean garage. The project site is currently accessed from Eucalyptus Hill Drive, a private road, by an existing unimproved driveway which extends to the southern portion of the properties. This driveway would be improved to facilitate access to the proposed lower parcel, via an easement though the upper parcel. The total grading quantities proposed for the development of both parcels include 3,090 cubic yards of cut and 2,830 cubic yards of fill.

The discretionary applications required for this project are:

1. Lot Line Adjustment to allow adjustment of the property line between two existing parcels (SBMC§27.40);
2. Street Frontage Modifications to allow less than the required 100 feet of frontage on a public street for each parcel (SBMC§28.15.080); and
3. Performance Standard Permits to allow an additional dwelling unit on each parcel (SBMC§28.93.030.E).

The Planning Commission will consider adoption of the Mitigated Negative Declaration prepared for the project pursuant to the California Environmental Quality Act Guidelines Section 15074.

Case Planner: Kathleen Kennedy, Associate Planner  
Email: KKennedy@SantaBarbaraCA.gov

**V. DISCUSSION ITEMS:**

**PLAN SANTA BARBARA WORK SESSION (DISCUSSION ITEM)**

This work session will focus primarily on the Land Use and Growth Management Element which updates the existing Land Use (General Plan) Element. Prefatory to that discussion, staff will present an overview of the proposed General Plan framework document to review the format for the proposed General Plan and provide context for the Land Use and Growth Management Element. The discussion of the proposed Land Use and Growth Management Element will focus on the disposition of policies in the existing Land Use Element; which policies are recommended to be retained as is, retained but revised, moved to another more appropriate element, or deleted. Additionally, a brief update will be given on revisions to the Land Use Map. Any public comment on these items as well as the EIR process to date will be welcome.

This is a Planning Commission discussion item, including a staff presentation, public comment, and Commission discussion. No Commission action will be taken on *Plan Santa Barbara*.

Case Planner: John Ledbetter, Principal Planner  
Email: JLedbetter@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.
- C. Action on the review and consideration of the following Draft Minutes and Resolutions **Continued from June 4, 2009:**
  - a. Draft Minutes of April 16, 2009
  - b. Resolution 012-09  
124 Las Aguajes Avenue
  - c. Resolution 013-09  
2515 Medcliff Road
  - d. Resolution 014-09  
1109 Luneta Place

**VII. ADJOURNMENT:**

# CITY OF SANTA BARBARA PLANNING COMMISSION

## MEETING PROCEDURES

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**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](mailto: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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