



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
FINISHED AGENDA**

**CITY COUNCIL CHAMBERS
CITY HALL – 735 ANACAPA STREET
THURSDAY, FEBRUARY 19, 2009
1:00 P.M.**

I. NOTICES:

- A. This regular meeting of the Planning Commission will be broadcast live and rebroadcast in its entirety on Friday at 6:00 p.m. and again on Sunday at 9:00 a.m. on Channel 18. A video copy of this meeting will be viewable on computers with high speed internet access the following Monday at Noon. Click on *Online Meetings* at www.santabarbaraca.gov/pc
- 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 City Administrator's Office at (805) 564-5305. If possible, notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements in most cases.
- C. The Planning Commission 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 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 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.

**** No Requests were made. ****

- B. Announcements and appeals.

**** No Announcements were made. ****

- 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.]

**** No one wished to speak. ****

III. ENVIRONMENTAL HEARING:

ACTUAL TIME: 1:03 P.M.

APPLICATION OF PETER EHLEN, EAST BEACH VENTURES, ARCHITECT FOR MARK EDWARDS, 124 LOS AGUAJES, 033-041-007, MULTI-FAMILY RESIDENTIAL/COASTAL OVERLAY (R-4/SD-3) ZONES, GENERAL PLAN DESIGNATION: HOTEL AND RESIDENTIAL (MST2004-00725)

The project consists of the demolition of an existing 884 square foot, single-family residence and 440 square foot detached garage, and the construction of three new residential condominium units in the Appealable Jurisdiction of the Coastal Zone. The proposed structure would be three stories with a maximum building height of 30' 2", consisting of 4,049 square feet of residential floor area above 1,172 square feet of garage floor area. The project includes two two-car garages and a one-car garage on the first floor, and a 1,525 square foot two-bedroom unit (Unit 1), a 1,432 square foot one-bedroom unit (Unit 2), and a 1,092 square foot one-bedroom unit (Unit 3) on the second

and third floors. The proposed project proposes 25 cubic yards of cut and 135 cubic yards of fill outside the main building footprint. Grading under the main building footprint would involve 110 cubic yards of cut. A Coast Live Oak, measuring 2 inches in diameter at breast height (dbh), is proposed to be removed. The project also includes decks for each unit on the second and third stories and bioswales and a retention basin adjacent to the proposed residences. A 25-foot native riparian landscape area, with the exception of three king palm trees and trumpet vine, is proposed between Mission Creek and any proposed structures.

The proposed development would require the following discretionary applications:

1. A Coastal Development Permit (CDP2005-00021) to develop a three unit residential condominium project located in the Appealable Jurisdiction of the Coastal Zone. (SBMC §28.44.060)
2. A Modification to allow a three-story building to encroach into the front setback (SBMC §28.21.060 and §28.92.110.A.2);
3. A Modification to allow a three-story building to encroach into the interior setback to the east (SBMC §28.21.060 and §28.92.110.A.2);
4. A Modification to allow a three-story building to encroach into the other interior setback to the west. (SBMC §28.21.060 and §28.92.110.A.2);
5. A Tentative Subdivision Map for a one-lot subdivision to create three (3) residential condominium units (SBMC 27.07 and 27.13)

Case Planner: Suzanne Johnston, Assistant Planner
Email: sjohnston@santabarbaraca.gov

**** Hearing held. ****

IV. ADMINISTRATIVE AGENDA:

ACTUAL TIME: 1:54 P.M.

- A. Committee and Liaison Reports.

**** None ****

- B. Review of the decisions of the Staff Hearing Officer in accordance with SBMC §28.92.080.

**** Review given ****

- C. Action on the review and consideration of the Draft Minutes of January 8, 2009, continued from the meeting of February 12, 2009, and the Draft Minutes of January 22, 2009

**** Approved the Minutes of January 8, 2009 with amendments.**

White/Bartlett Vote: 6/0

Abstain: Jacobs abstained from Item IV.B

Absent: 0**

Approved the Minutes of January 22, 2009.

White/Lodge Vote: 7/0

Abstain: 0

Absent: 0**

V. **ADJOURNMENT:**

**** Meeting adjourned at 2:00 P.M. ****