



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**

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**CITY COUNCIL CHAMBERS  
CITY HALL – 735 ANACAPA STREET  
THURSDAY, APRIL 16, 2009  
1:00 P.M.**

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**I. NOTICES:**

**A. TUESDAY, APRIL 14, 2009  
SITE VISIT**

**7:45 A.M.**  
630 GARDEN STREET  
Community Development Parking Lot  
124 Los Aguajes Avenue  
1109 Luneta Plaza\*  
2515 Medcliff 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.

\* denotes there will be temporary story poles at the site.

**\*\* Site visits held. \*\***

**B. THURSDAY, APRIL 16, 2009  
LUNCH**

**12:00 NOON**  
DE LA GUERRA PLAZA  
City Hall, Room 15, Upstairs

The Planning Commission will meet informally with City Staff to discuss the following:

1. 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. \*\***

2. Review and reconsideration of edits to the following Planning Commission Minutes and Resolution approved on March 12, 2009:
  - a. Minutes of February 12, 2009
  - b. Resolution 004-09  
1900 Lasuen Road

**\*\* Reviewed and considered. \*\***

3. Review and consideration of the following Planning Commission Draft Minutes and Resolutions:
  - a. Draft Minutes of March 12, 2009 Joint Meeting of the Planning Commission and Transportation and Circulation Committee
  - b. Draft Minutes of March 19, 2009

**\*\* Reviewed and considered. \*\***

- B. 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](http://www.santabarbaraca.gov/pc)
- 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 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.
- D. 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.
- E. 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.

- 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.

**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. NEW ITEMS:**

**ACTUAL TIME: 1:08 P.M.**

- A. **APPLICATION OF PETE EHLEN, AGENT FOR MARK EDWARDS, 124 LOS AGUAJES AVENUE, APN 033-041-007, MULTI-FAMILY RESIDENTIAL/ COASTAL OVERLAY ZONES, GENERAL PLAN DESIGNATION: HOTEL AND RESIDENTIAL (MST2004-00725)**

The Planning Commission will review two project alternatives. Project alternative 1 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 on a 6,000 square foot lot located adjacent to Mission Creek. The project includes two two-car garages and a one-car garage on the first floor, and a two-bedroom unit and two one-bedroom units. 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. The project also includes landscaping

changes, bioswales and retention basin adjacent to the proposed residences. Project alternative 2 is a slightly larger three-story, three-unit project that has a portion of the second and third stories projecting into the Mission Creek Development Limitation area. Alternative 2 was previously reviewed by the Planning Commission on November 2, 2006.

The discretionary applications required for this project are:

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 the building to encroach into the front setback (SBMC §28.21.060 and §28.92.110.A.2);
3. A Modification to allow the 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 the building to encroach into the other interior setback to the west. (SBMC §28.21.060 and §28.92.110.A.2); and
5. A Tentative Subdivision Map for a one-lot subdivision to create three (3) residential condominium units (SBMC 27.07 and 27.13).

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

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

**\*\* Continued with recommendation for review  
by Architectural Board of Review.  
Jostes/White Vote: 6/0  
Abstain: 0  
Absent: 1(Barlett)**

**Approved the Mitigated Negative Declaration.  
Thompson/Jostes Vote: 6/0  
Abstain: 0  
Absent: 1(Barlett)  
Resolution No. 012-09. \*\***

**ACTUAL TIME: 2:37 P.M.**

- B. **APPLICATION OF JIM LECRON, ARCHITECT FOR GARY CAESAR,  
2515 MEDCLIFF ROAD, 041-330-036, E-3/SD-3 ZONES, GENERAL PLAN  
DESIGNATION: RESIDENTIAL 5 UNITS PER ACRE (MST2006-00368).**  
The project consists of a proposal for a 1,647 square foot second-story addition, a 138 square foot first-floor addition, a new 421 square foot attached two-car

garage, and remodeling for an existing 1,348 square foot one-story single-family residence. The project site is located on a 15,469 square foot flag-lot in the Hillside Design District and in the appealable jurisdiction of the Coastal Zone directly on the bluff top. The residence is accessed by an approximately 300-foot gravel drive from Medcliff Road. The total proposed 3,554 square feet is 81% of the maximum guideline FAR.

The discretionary applications required for this project are:

1. A Modification to allow first floor additions and alterations to encroach into the required interior setback (SBMC §28.16.060);
2. A Coastal Development Permit (CDP2008-00006) to allow the proposed development in the Appealable Jurisdiction of the City's Coastal Zone (SBMC §28.45.009).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15301 (Minor Additions to Existing Facilities).

Case Planner: Kelly Brodison, Assistant Planner  
Email: KBrodison@SantaBarbaraCA.gov

**\*\* Approved with an added condition.**

**White/Thompson Vote: 5/1 (Jostes)**

**Abstain: 0**

**Absent: 1 (Bartlett)**

**Resolution No. 013-09. \*\***

**ACTUAL TIME: 3:30 P.M.**

**C. APPLICATION OF TOM MEANEY, ARCHITECT FOR MOJAVE BAY, INC., 1109 LUNETTA PLAZA, 045-222-035, E-3/SD-3 ZONES, GENERAL PLAN DESIGNATION: RESIDENTIAL 5 UNITS PER ACRE (MST2008-00452).**

The project consists of a proposal for additions and remodeling for an existing 3,378 square foot two-story single-family residence with a 384 square foot attached two-car garage, located on a 14,148 square foot lot in the appealable jurisdiction of the Coastal Zone. The proposal includes the demolition of 160 square foot illegally enclosed porch on the first floor, the removal of an illegally enclosed 160 square foot second floor sun porch, the addition of 106 square feet to the first floor, and the addition of 305 square feet with a 274 square foot covered porch at the second floor. The project will abate violations in ENF2007-01283. The proposed total of 3,232 square feet is 84.7% of the maximum FAR.

The discretionary application required for this project is:

3. A Coastal Development Permit (CDP2008-00017) to allow the proposed development in the Appealable Jurisdiction of the city's Coastal Zone (SBMC §28.45.009) and

4. A Modification for alterations within the interior setback (SBMC §28.15.060).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15301(e), and 15304 (b).

Case Planner: Kelly Brodison, Assistant Planner  
Email: KBrodison@SantaBarbaraCA.gov

**\*\* Approved with a revised condition.**

**Lodge/Thompson Vote: 5/0**

**Abstain: 0**

**Absent: 2 (Bartlett, Jacobs)**

**Resolution No. 014-09. \*\***

**IV. ADMINISTRATIVE AGENDA:**

**ACTUAL TIME: 3:40 P.M.**

- A. Committee and Liaison Reports.

**\*\* Reports given \*\***

- 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 reconsideration of edits to the previously approved Minutes and Resolution listed in I.B.2.

**\*\* Reviewed and approved Minutes and Resolution as amended.**

**White/Jostes Vote: 5/0**

**Abstain: 0**

**Absent: 2 (Bartlett, Jacobs)\*\***

- D. Action on the review and consideration of the Draft Minutes and Resolutions listed in I.B.3.

**\*\* Approved Minutes and Resolutions as amended.**

**Thompson/White Vote: 5/0**

**Abstain: 0**

**Absent: 2 (Bartlett, Jacobs)\*\***

**V. ADJOURNMENT:**

**\*\* Meeting adjourned at 3:52 P.M. \*\***