



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, JUNE 18, 2009
1:00 P.M.**

NOTICES:

- A. TUESDAY, JUNE 16, 2009 **7:45 A.M.**
SITE VISIT 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.

**** Site visit held. ****

- 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
- 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. 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

**** Roll Call taken.**

**Commissioner Jacobs arrived at 1:04 P.M
Commissioner Bartlett arrived at 1:10 P.M. ****

II. PRELIMINARY MATTERS:

- A. Requests for continuances, withdrawals, postponements, or addition of ex-agenda items.

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

- B. Announcements and appeals.

**** 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. CONSENT ITEM:

ACTUAL TIME: 1:04 P.M.

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

**** Approved with added conditions.**

Bartlett/Lodge Vote: 6/1

Abstain: 0

Absent: 0

Resolution No. 027-09. **

IV. STAFF HEARING OFFICER APPEAL:

ACTUAL TIME: 1:47 P.M.

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

**** Continued to July 23, 2009.**

Jostes/White Vote: 7/0

Abstain: 0

Absent: 0**

V. **DISCUSSION ITEM:**

ACTUAL TIME: 3:48 P.M.

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

**** Discussion held. ****

VI. **ADMINISTRATIVE AGENDA:**

ACTUAL TIME: 6:05 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 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

**** Approved minutes and resolutions of April 16, 2009 as corrected.**

Thompson/Jostes Vote: 5/0

Abstain: 2 (Bartlett, Jacobs)

Absent: 0**

VII. ADJOURNMENT:

**** Meeting adjourned at 6:12 P.M. ****