



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

Vice Chair Addison S. Thompson
Commissioner Charmaine Jacobs - *Absent*
Commissioner Sheila Lodge

**PLANNING COMMISSION
- REVISED- FINISHED AGENDA**

**CITY COUNCIL CHAMBERS
CITY HALL – 735 ANACAPA STREET
THURSDAY, AUGUST 20, 2009
1:00 P.M.**

NOTICES:

- A. TUESDAY, AUGUST 18, 2009 **7:45 A.M.**
SITE VISIT
630 GARDEN STREET
Community Development Parking Lot
1931 El Camino de la Luz
500 N. Milpas Street
803 N. Milpas Street *

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.

* Story poles were present during the site visit.

**** Site visits 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.**

Commissioners Jacobs and Jostes absent.**

II. PRELIMINARY MATTERS:

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

**** Requests were made. ****

- C. Announcements and appeals.

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

- D. 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.]

**** David Daniel Diaz spoke about signs in the Business District****

III. STAFF HEARING OFFICER APPEALS:

A. APPEAL OF BRUCE AND JANICE TAYLOR ON THE APPLICATION OF MARK MORANDO, AGENT FOR TOM THOMAS, 1931 EL CAMINO DE LA LUZ, APN 045-100-081, E-3/SD-3 SINGLE FAMILY RESIDENTIAL AND COASTAL OVERLAY ZONES, GENERAL PLAN DESIGNATION: 5 UNITS/ACRE (MST2009-00039)

This is an appeal of the June 3, 2009 approval of a Coastal Development Permit by the Staff Hearing Officer. The site contains an existing 1,731 square foot two-story single-family residence and garage. The proposed project consists of the proposal to construct an attached 361 net square foot, two-car carport addition, and to permit the as-built conversion of the existing garage to habitable space, in order to abate violations listed in the enforcement case (ENF2008-01423). Additionally, a detached accessory building will be relocated to provide a five-foot separation from the main building and will be located outside of the required setbacks.

The discretionary application required for this project is a Coastal Development Permit (CDP2009-00001) to allow an addition which is greater than 10% of the floor area within the Appealable Jurisdiction of the City's Coastal Zone (SBMC §28.44).

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

Case Planner: Suzanne Riegle, Assistant Planner
Email: SRiegle@SantaBarbaraCA.gov

**** The project was withdrawn by the applicant
and no appeal was heard. ****

ACTUAL TIME: 1:10 P.M.

B. APPEAL OF BRITTA BARTELS AND DANNY MORENO ET. AL ON THE STAFF HEARING OFFICER'S APPROVAL OF THE APPLICATION OF GIL GARCIA, ARCHITECT FOR THE SANTA BARBARA PATIENTS' COLLECTIVE HEALTH COOPERATIVE, (SBPCHC) MEDICAL CANNABIS DISPENSARY, 500 N. MILPAS STREET, 031-241-031 C-2 ZONE, GENERAL PLAN DESIGNATION: INDUSTRIAL (MST2009-00155)

This is an appeal of the June 17, 2009 approval of a Medical Cannabis Dispensary Permit by the Staff Hearing Officer. The project consists of establishment of a medical cannabis dispensary within an existing 1,110 square

foot tenant space at 500 N. Milpas Street. The discretionary application required for this project is a Medical Cannabis Dispensary Permit (SBMC §28.80.030).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15301, Existing Structures.

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

**** Denied appeal and upheld the decision
of the Staff Hearing Officer.
Lodge/Thompson Vote: 4/1 (White)
Abstain: 0
Absent: 2 (Jacobs, Jostes)
Resolution No. 030-09. ****

IV. CONTINUED ITEM:

ACTUAL TIME: 3:06 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 September 12, 2007 denial of the project by the Staff Hearing Officer. The revised project includes a reduction in the size of three of the four proposed residences. 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 1,150 square foot residence with a 320 square foot garage, and a detached 430 square foot garage. Parcel 2 would include a 3,700 square foot residence with an a 747 square foot attached garage, and a 1,250 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

**** Upheld the appeal and approved the project.
Bartlett/Thompson Vote: 4/1 (White)
Abstain: 0
Absent: 2 (Jacobs, Jostes)
Resolution No. 031-09. ****

V. NEW ITEM:

ACTUAL TIME: 4:34 P.M.

Commissioner Bartlett recused himself from hearing this item due to his architectural firm being involved with the project and was not at the dais at 4:34 P.M.

APPLICATION OF JARRETT GORIN, AGENT FOR 803 N MILPAS STREET LLC, 803 N MILPAS STREET, 031-042-028 COMMERCIAL (C-2) ZONE DISTRICTY, GENERAL PLAN DESIGNATION: GENERAL COMMERCE (MST2006-00510)

The proposed project consists of a mixed use development containing five mixed use residential/commercial condominiums, one live/work unit, two residential units and one commercial condominium. The development would be split among three buildings totaling 19,886 net square feet. The overall height of the proposed development would be between 37 feet and 38 feet, 6 inches. Parking would be located within eight two-car garages and on the interior of the lot for a total of 26 parking spaces. Access to the garages and parking lot would be via a driveway from De la Guerra Street, located between two of the buildings. Pedestrian access to the site would also be provided from Milpas Street. A landscaped area would be provided in the northwest corner of the site, behind the open parking. An area along the northern property line has been reserved for the location of secured remediation equipment, if required.

The discretionary applications required for this project are:

1. A Tentative Subdivision Map for a one-lot subdivision with nine condominium units (eight residential, one commercial) per SBMC Chapters 27.07 and 27.13;

2. A Modification to allow less than the required number of parking spaces (SBMC §28.92.110.A.1); and
3. A Development Plan to allow the construction of 2,851 net square feet of nonresidential development on APN 031-042-028 (SBMC §28.87.300).

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

Case Planner: Peter Lawson, Associate Planner
Email: PLawson@SantaBarbaraCA.gov

**** Approved the Mitigated Negative Declaration and
continued the project to October 1, 2009.
Bartlett/Thompson Vote: 4/1 (White)
Abstain: 0
Absent: 3 (Bartlett, Jacobs, Jostes)
Resolution No. 032-09. ****

VI. ADMINISTRATIVE AGENDA:

ACTUAL TIME: 5:27 P.M.

Commissioner Bartlett returned to the Dais at 5:28 P.M.

- A. Committee and Liaison Reports.
 1. Staff Hearing Officer Liaison Report
 2. Other Committee and

**** No Reports given ****

- B. Action on the review and consideration of the following Draft Minutes and Resolutions listed in this Agenda.

1. Draft Minutes of July 23, 2009
2. Resolution 028-09
6401 Hollister Avenue
3. Resolution 029-09
230 Lighthouse Road

**** Approved the Minutes and Resolutions of July 23, 2009, as corrected.
Thompson/Lodge Vote: 4/0
Abstain: 0
Absent: 3 (Jacobs, Jostes, White) ****

VII. ADJOURNMENT:

**** Meeting adjourned at 5:34 P.M. ****