



**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, DECEMBER 3, 2009
1:00 P.M.**

NOTICES:

- A. **TUESDAY, DECEMBER 1, 2009** **7:45 A.M.**
SITE VISIT 630 GARDEN STREET
Community Development Parking Lot
825 De la Vina Street
1927 El Camino de la Luz

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 visits held. ****

- B. **THURSDAY, DECEMBER 3, 2009** **12:00 NOON**
LUNCH DE LA GUERRA PLAZA
City Hall, Room 15, Upstairs

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

1. 900-1100 Las Positas Road (Veronica Meadows) – Update
Case Planner: Allison De Busk, Project Planner
Email: ADebusk@SantaBarbaraCA.gov

**** Update given. ****

2. 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. ****

3. Review and consideration of the following Planning Commission Minutes:
 - a. Draft Minutes of September 24, 2009
 - b. Draft Minutes of October 22, 2009

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

- C. 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/ and then clicking City TV-18 Live Broadcast. Meeting rebroadcast schedule can be found at <http://www.citytv18.com/schedule.htm> An archived video copy of this meeting will be viewable, on computers with high speed internet access, the following Tuesday at www.santabarbaraca.gov and then clicking *Online Meetings*.
- 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 Planning Division Office 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.
- 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.

I. ROLL CALL

**** Roll Call taken. All Present.****

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. CONSENT ITEM:

ACTUAL TIME: 1:04 P.M.

APPLICATION OF CHRIS DENTZEL, ARCHITECT FOR MICHAEL MONTEABARO & LILIAN KUROSAKA, PROPERTY OWNERS AT 1927 EL CAMINO DE LA LUZ, APN 045-100-025, E-3/SD-3 (SINGLE FAMILY RESIDENTIAL AND COASTAL OVERLAY) ZONES, GENERAL PLAN DESIGNATION: RESIDENTIAL 5 UNITS PER ACRE (MST2009-00145).

The project consists of a proposal to remove a 264 square foot unpermitted family room and construct a new one-story 306 square foot master bedroom in the same location. The existing 1,577 square foot one-story single-family residence and 346 square foot attached two-car garage are located on a 22,972 square foot lot in the appealable jurisdiction of the Coastal Zone and the Hillside Design District. The proposal also includes the installation of roof mounted solar panels and the construction of a new masonry wall, between 36” and 72” tall, along the driveway off of El Camino de la Luz.

The discretionary application required for this project is a Coastal Development Permit (CDP2009-00015) to allow the proposed development in 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 Act Guidelines Section 15301 [small additions to existing structures].

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

**** Coastal Development Permit approved.
Lodge/Thompson Vote: 7/0
Abstain: 0
Absent: 0
Resolution No. 044-09. ****

IV. NEW ITEM:

ACTUAL TIME: 1:09 P.M.

**APPLICATION OF KEITH RIVERA, ARCHITECT FOR POPP LLC
PROPERTY, 825 DE LA VINA STREET, APN, 037-041-0024, C-2
(COMMERCIAL) ZONE, GENERAL PLAN DESIGNATION: RESIDENTIAL –
12 UNITS PER ACRE AND COMMERCIAL GENERAL COMMERCE
(MST2007-00400).**

The project consists of a one-lot subdivision to create a mixed use development with two (2) three-story buildings consisting of three commercial office spaces and seven residential condominium units on a 14,750 square foot lot in the C-2 zone. The residential portion of the project would be comprised of four (4) one-bedroom and three (3) two-bedroom units between 800 and 1,800 square feet in size. Each two-bedroom unit will have a small commercial office space for a total of 686 square feet of commercial square feet. The proposal will result in 8,507 square feet of residential area and 686 square feet of commercial area for a total of 9,193 square feet. Parking is proposed within seven vertically tandem parking garages that each accommodate two vehicles. There would also be two (2) uncovered guest spaces and three (3) uncovered commercial spaces. Approximately 200 cubic feet of grading is required.

The discretionary applications required for this project are:

1. A Modification for rear yard setback encroachment in the C-2 zone, (SBMC §28.66.060); and
2. A Tentative Subdivision Map for a one-lot subdivision to create seven (7) residential condominiums units with three (3) attached commercial office spaces (SBMC 27.07 and 27.13).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15332 which provides for in-fill development projects in urban areas.

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

**** Continued indefinitely.
Jostes/Thompson Vote: 7/0
Abstain: 0
Absent: 0. ****

V. **ADMINISTRATIVE AGENDA:**

ACTUAL TIME: 3:16 P.M.

A. Committee and Liaison Reports.

1. Staff Hearing Officer Liaison Report

**** Report given. ****

2. Other Committee and Liaison Reports

**** Reports given. ****

B. Action on the review and consideration of the following Draft Minutes and Resolutions listed in B.3 of this Agenda.

**** Continue the Draft Minutes of September 24, 2009 to December 10, 2009.**

White/Bartlett Vote: 7/0

Abstain: 0

Absent: 0**

Approve the Minutes of October 22, 2009 as corrected.

White/Lodge Vote: 5/0

Abstain: 2 (Jacobs, Jostes)

Absent: 0**

VI. **ADJOURNMENT:**

**** Meeting adjourned at 3:27 P.M. ****