



Chair Bruce Bartlett  
Commissioner Charmaine Jacobs  
Commissioner Stella Larson  
Commissioner Deborah L. Schwartz

Vice Chair John Jostes - *Absent*  
Commissioner Mike Jordan  
Commissioner Sheila Lodge

**PLANNING COMMISSION  
FINISHED AGENDA**

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**CITY COUNCIL CHAMBERS  
CITY HALL – 735 ANACAPA STREET  
THURSDAY, AUGUST 19, 2010  
1:00 P.M.**

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NOTICES:

- A. TUESDAY, AUGUST 17, 2010 **7:45 A.M.**  
**SITE VISIT** 630 GARDEN STREET  
Community Development Parking Lot  
2501 Medcliff Road

The Planning Commission visited the project sites scheduled for review at the Thursday Planning Commission meeting. No public testimony was taken, and the public was invited to attend. Call 564-5470 for additional information.

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

- B. THURSDAY, AUGUST 19, 2010 **12:00 NOON**  
**LUNCH** DE LA GUERRA PLAZA  
City Hall, Room 15, Upstairs

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

1. 2911 Puesta del Sol – *Tandem Parking Review*  
Case Planner: Chelsey Swanson, Assistant Transportation Planner  
Email: Cswanson@SantaBarbaraCA.gov Phone: 805-897-2599

**\*\* Discussion held. \*\***

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. \*\***

- C. Regular meetings of the Planning Commission can be viewed live on City TV-18, or on your computer via [www.SantaBarbaraCA.gov/Government/Video/](http://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](http://www.santabarbaraca.gov) and then clicking *Online Meetings*.
- 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 the Case Planer as listed in the project description. Our office hours are 8:30 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](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.

**I. ROLL CALL**

**\*\* Roll Call taken at 1:05 P.M.  
Commissioner Jostes absent \*\***

**II. PRELIMINARY MATTERS:**

- A. Action on the review and consideration of the following Draft Minutes and Resolutions listed in this Agenda.
  1. Draft Minutes of August 12, 2010

**\*\* Approved the Minutes of August 12, 2010 and  
Resolution 009-10 for 34 W. Victoria Street as corrected.  
Jordan/Larson Vote: 6/0  
Abstain: 0  
Absent: 1 (Jostes)\*\***

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

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

- C. Announcements and appeals.

**\*\* 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.]

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

**III. NEW ITEM:**

**ACTUAL TIME: 1:24 P.M.**

**RECUSALS:** To avoid any actual or perceived conflict of interest, Commissioner Jordan recused himself due to living in close proximity to the project and left the dais at 1:24 P.M. and did not return.

**APPLICATION OF SID GOLDSTIEN AGENT FOR ALBERT F. ZECH TRUST, 2501, 2505, 2507 & 2511 MEDCLIFF ROAD, APNS 041-330-024 AND 041-330-025, E-3/SD-3 ZONES, GENERAL PLAN DESIGNATION: RESIDENTIAL 5 UNITS PER ACRE (MST008-00366)**

The proposal consists of the subdivision of two parcels to create four legal lots. New lots would range in size from 20,374 square feet to 50,491 square feet. Three of the new parcels will contain the four existing single-family residences. The fourth parcel (Parcel D) is not proposed to be developed at this time. The project includes 235 cubic yards of grading to realign and widen the existing private driveway, constructing new driveways for Parcels B and C, constructing a carport on Parcel B, creating a Development Envelope for the future development of Parcel D, proposed infiltration basins, oak tree replacement, undergrounding existing utilities, and a new residential type fire hydrant. The project is subject to recommendations of the City's Pedestrian Master Plan (PMP) calling for a sidewalk and parkway frontage improvements along Medcliff Road. The project site is in the Hillside Design District and the Appealable Jurisdiction of the Coastal Zone.

The discretionary applications required for this project are:

1. Modifications (two) to allow two of the newly created lots to have no street frontage on a public street instead of the required 60 feet (SBMC §28.15.080);
2. A Public Street Frontage Waiver to allow a subdivision creating lots without public street frontage to be served by a private shared driveway, which serves more than two (2) lots (SBMC §22.060.300);

3. A Tentative Subdivision Map (TSM) to allow the division of two (2) parcels into four (4) lots (SBMC Title 27.07);
4. A Coastal Development Permit (CDP2008-00013) to allow the proposed development in the appealable jurisdiction of the City's Coastal Zone (SBMC §28.45.009);
5. A Performance Standard Permit to allow an additional dwelling unit on Parcel B (SBMC §28.93).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15315 [Minor Land Divisions] in that the proposed subdivision will result in four parcels, the average slope is less than 20 percent, the site is zoned for residential use, services and access are available and the parcel has not been involved in a previous subdivision within the last two years.

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

Phone: 805-564-5470, ext. 4531

**\*\* Approved with added conditions.  
Lodge/Larson Vote: 5/0  
Abstain: 0  
Absent: 2 (Jordan, Jostes)  
Resolution No. 010-10. \*\***

**IV. ADMINISTRATIVE AGENDA:**

**ACTUAL TIME: 2:42 P.M.**

A. Committee and Liaison Reports.

1. Staff Hearing Officer Liaison Report

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

2. Other Committee and Liaison Reports

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

**V. ADJOURNMENT:**

**\*\* Meeting adjourned at 2:52 P.M. \*\***