



**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**

**CITY COUNCIL CHAMBERS
CITY HALL – 735 ANACAPA STREET
THURSDAY, NOVEMBER 18, 2010
1:00 P.M.**

NOTICES:

- A. TUESDAY, NOVEMBER 16, 2010
SITE VISIT**

7:45 A.M.
630 GARDEN STREET
Community Development Parking Lot
2102 Edgewater Way*
163 La Jolla Drive

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. *Denotes story poles were up during the site visit

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

- B. THURSDAY, NOVEMBER 18, 2010
LUNCH**

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

The Planning Commission will meet informally with City Staff to discuss 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/ 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*.
- 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. 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 was taken at 1:02 P.M.
Commissioner Jacobs arrived at 1:04 P.M.
Commissioner Jostes was 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 November 4, 2010

**** Approved with corrections.
Jordan/ Schwartz Vote: 5/0
Abstain: 1 (Jacobs)
Absent: 1 (Jostes)****

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

**** No 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.]

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

III. CONSENT ITEMS:

ACTUAL TIME: 1:08 P.M.

- A. **APPLICATION OF JIM DAVIS, ARCHITECT FOR JASON AND ROBYN OHEARN, 2102 EDGEWATER WAY, APN 041-344-009, E-3/SD-3 ZONES, SINGLE FAMILY RESIDENCE AND COASTAL ZONES, GENERAL PLAN DESIGNATION: RESIDENTIAL 5 UNITS PER ACRE (MST2010-00136)**

The project consists of a proposal for a two-story addition consisting of 438 square feet at the upper-level and 415 square feet at the lower-level, and a 250 square foot upper-level deck. The existing 2,229 square foot two-story single-family residence and attached 422 square foot two-car garage are located on a 9,375 square foot lot in the Coastal Zone. The project will abate violations in ZIR2008-00208 by removing a storage shed and altering and permitting existing fencing. The proposed total of 3,504 square feet is 99% of the maximum floor to lot area ratio.

The discretionary application required for this project is a Coastal Development Permit (CDP2008-00007) to allow the proposed development in the Appealable Jurisdiction of the City's Coastal Zone (SBMC §28.44).

Case Planner: Kelly Brodison, Assistant Planner

Email: KBrodison@SantaBarbaraCA.gov

Phone: 805-564-5470, ext. 4531

**** Approved Coastal Development Permit.**

Jacobs/ Schwartz Vote: 6/0

Abstain: 0

Absent: 1 (Jostes)

Resolution No. 016-10. **

ACTUAL TIME: 1:21 P.M.

B. APPLICATION OF PETER BECKER, ARCHITECT, FOR RAMIN BRAL, 163 LA JOLLA DRIVE, APN 041-362-004, E-3/SD-3 ZONES, GENERAL PLAN DESIGNATION: RESIDENTIAL – 5 UNITS PER ACRE (MST2008-00515)

The proposed project involves a remodel and 911 square foot one-story addition to an existing one-story single family residence resulting in a 2,135 square foot residence with an attached 452 square foot two-car garage. The project also includes permitting a fence located within 50 feet of the top of the coastal bluff, bluff top landscaping and irrigation, and new patio area. The discretionary applications required for this project are:

1. A Coastal Development Permit (CDP2009-00009) to allow the proposed development in the Appealable Jurisdiction of the City's Coastal Zone (SBMC §28.45.009); and
2. A Modification to allow alterations to the existing structure within the required interior setback (SBMC §28.92.110).

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 Facilities.

Case Planner: Allison De Busk, Project Planner
Email: ADebusk@SantaBarbaraCA.gov Phone: 805-564-5470, ext. 4552

**** Approved with added conditions.**

Lodge/Schwartz Vote: 6/0

Abstain: 0

Absent: 1 (Jostes)

Resolution No. 017-10. **

IV. DISCUSSION ITEM:

ACTUAL TIME: 2:00 P.M.

RECUSALS: To avoid any actual or perceived conflict of interest, the following Commissioners recused themselves from hearing this item:

Commissioner Bartlett recused himself due to his firm being under contract with the Applicant.

Commissioner Larson recused herself due to her husband working for the Applicant.

Commissioners Bartlett and Larson left the dais at 2:01 P.M. with Commissioner Jacobs presiding as Chair.

I. DISCUSSION ITEM:

CONSTRUCTION UPDATE FOR VILLA RIVIERA REAL ESTATE COMPANY, 601 E. MICHELTORENA ST., APN 027-270-030, C-O (MEDICAL OFFICE) AND R-2 (TWO FAMILY RESIDENTIAL) ZONES, GENERAL PLAN DESIGNATION: MAJOR PUBLIC AND INSTITUTIONAL-MEDICAL CENTER AND RESIDENTIAL-12 DWELLING UNITS PER ACRE (MST2003-00827)

Six-month construction update on the demolition of the former St. Francis Hospital complex and construction of 115 residential condominiums on approximately 5.94 acres of the 7.39 acre site (previously referred to as the “Cottage Workforce Housing Project”). The project was approved by the Planning Commission on September 21, 2006 (Resolution No. 039-06), and by the City Council on December 19, 2006 (Resolution No. 06-103). The City Council certified the Final Environmental Impact Report (FEIR) for the project on December 19, 2006 pursuant to the California Environmental Quality Act Guidelines Sections 15090 and 15091. An addendum to the certified FEIR was prepared pursuant to California Environmental Quality Act Guidelines Section 15164.

DISCUSSION ITEM - Staff will present a six-month update on the status and effectiveness of construction related mitigations and monitoring for the Cottage Workforce Housing Project. **No formal action on the project will be taken during this discussion item.**

Case Planner: Allison De Busk, Project Planner

Email: ADebusk@SantaBarbaraCA.gov

Phone: 805-564-5470, ext. 4552

**** Discussion held. ****

V. ADMINISTRATIVE AGENDA:

ACTUAL TIME: 2:26 P.M.

A. Committee and Liaison Reports.

1. Staff Hearing Officer Liaison Report

**** No report given. ****

2. Other Committee and Liaison Reports

**** Reports given. ****

VI. ADJOURNMENT:

**** Meeting adjourned at 2:37 P.M. ****