



Chair John Jostes
Commissioner Bruce Bartlett
Commissioner Mike Jordan
Commissioner Deborah L. Schwartz

Vice Chair Sheila Lodge
Commissioner Charmaine Jacobs
Commissioner Stella Larson

**PLANNING COMMISSION
AGENDA**

**DAVID GEBHARD PUBLIC MEETING ROOM
630 GARDEN STREET
THURSDAY, MAY 5, 2011
1:00 P.M.**

**** Please note alternate location ****

Website: www.SantaBarbaraCa.gov

NOTICES:

- A. TUESDAY, MAY 3, 2011 **7:45 A.M.**
SITE VISITS Depart 630 Garden Street
Community Development Parking Lot
2409 Medcliff Drive
535 E. Montecito Street (Los Portales, under construction)

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. Please call the Case Planner for additional information. *Denotes story poles will be up during the site visit.

- B. THURSDAY, MAY 5, 2011 **12:00 NOON**
LUNCH David Gebhard Public Meeting Room
630 Garden Street

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

1. Conference debriefings:
 - UCLA Planning and Law –John Jostes
 - Planner’s Institute – Michael Jordan
 - California Environmental Quality Act (CEQA) – Sheila Lodge

Case Planner: Bettie Weis, City Planner
Email: BWeiss@SantaBarbaraCA.gov Phone: 805-564-5470, ext. 5509

2. An update on status of long-range projects, new legislation, zoning

enforcement items, status reports on previously-approved projects, and future agenda items.

- 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*.
- D. **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.
- E. This 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.
- F. The scope of a project may be modified as it proceeds through the planning process. 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 Planner 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.
- G. **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

II. PRELIMINARY MATTERS:

- A. Action on the review of the following Minutes and Resolutions:
 - 1. Draft Minutes of April 14, 2011
 - 2. Resolution No. 009-11
900 Calle de los Amigos
 - 3. Draft Minutes of April 21, 2011
 - 4. Resolution No. 010-11
2550 Treasure Drive
- B. Requests for continuances, withdrawals, postponements, or addition of ex-agenda items.

- C. Announcements and appeals.
- 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.]

III. DISCUSSION ITEM:

CITY OF SANTA BARBARA MASTER ENVIRONMENTAL ASSESSMENT (MEA) AND ASSOCIATED ENVIRONMENTAL REVIEW DOCUMENTS.

Continued from April 7, 2011.

The Planning Commission will hold a public meeting to discuss the review, restructuring, and where necessary, revisions to the City's Master Environmental Assessment (MEA) and associated environmental review documents. The purpose of the meeting is to familiarize the Planning Commission and interested parties with existing environmental review procedures and documents, and provide information relative to the updating project currently underway, including project objectives, streamlining goals, and an outline and status for each of the anticipated work products.

Case Planner: Debra Andaloro, Senior Planner

Email: DAndaloro@SantaBarbaraCA.gov

Phone: 805-564-5470, ext. 4569

IV. SUBSTANTIAL CONFORMANCE DETERMINATION:

APPLICATION OF RICK FOGG, AGENT FOR RODNEY JAMES SHULL FOUNDATION, 12 E MONTECITO STREET, APN 033-051-019, HRC-2/SD-3 ZONES, GENERAL PLAN DESIGNATION: HOTEL AND RELATED COMMERCE (MST95-00034)

The Planning Commission will hold a discussion and provide input to the Community Development Director regarding a potential substantial conformance determination of a Coastal Development Permit, Development Plan Approval, Modifications, Conditional Use Permit and Development Agreement, which includes changes to the site plan, and floor plans associated with the 100-bed Youth Hostel project, located at 12 E Montecito Street (MST95-00034), which is currently under construction. **The Planning Commission will not take formal action on the development proposal. The Planning Commission will make a recommendation to the Community Development Director.**

Case Planner: Peter Lawson, Associate Planner

Email: PLawson@SantaBarbaraCA.gov

Phone: 805-564-5470, ext. 4565

V. CONSENT ITEM:

APPLICATION OF MICHELLE MCTOLDRIDGE AGENT FOR ALEX MCGEEVER, 2409 MEDCLIFF DRIVE, APN 041-330-045, E-3/SD-3 SINGLE FAMILY RESIDENTIAL /COASTAL OVERLAY ZONES, GENERAL PLAN DESIGNATION: RESIDENTIAL 5 UNITS/ACRE (MST2011-00045/CDP2011-00002)

The project consists of a new 500 net square foot garage with roof mounted solar panels, a new driveway approach, the conversion of the existing garage to habitable space, removal of existing driveway and approach, new landscaping, a new outdoor shower, and the addition of a new second floor balcony for an existing two-story single-family residence.

The discretionary application required for this project is a Coastal Development Permit (CDP2011-00002) to allow the proposed development in the Appealable Jurisdiction of the City's Coastal Zone (SBMC §28.45.009);

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: Suzanne Riegler, Assistant Planner
Email: SRiegler@SantaBarbaraCA.gov

Phone: 805-564-5470, ext. 2687

VI. ADMINISTRATIVE AGENDA:

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

VII. ADJOURNMENT:

CITY OF SANTA BARBARA PLANNING COMMISSION

MEETING PROCEDURES

PUBLIC COMMENT PROCEDURE: You are welcome to attend this hearing. The public is invited to speak on any item on the Planning Commission Agenda. After receiving recognition from the Chairman, please approach the podium and speak into the microphone. State your name and purpose for appearing. Your name and comments will be entered into the public record.

The order of presentation after the Chairman introduces the item is as follows:

1. Presentation by Staff (15 minutes)*.
2. Presentation by Applicant (15 minutes)*.
3. Public Hearing*.
4. Additional response by Applicant/Staff (5 minutes each)*.
5. Questions and comments by the commission.
6. Commission consideration of Findings and Conditions of Approval.
7. Motion, discussion of motion, decision, and vote by the Commission.

***Time may be extended or limited by the Chair of the Planning Commission.**

Items that generate a large amount of citizen interest may be taken out of their scheduled order on the agenda as a courtesy to the public in attendance. Where there are a large number of people wishing to speak on an item, the Chairman may limit time allotted to each speaker.

WRITTEN COMMENT PROCEDURE: Written comments are welcome and will be entered into the public record. Written information should be submitted prior to the meeting at the Planning Division Office, 630 Garden St; by mail attention Planning Commission Secretary, P.O. Box 1990, Santa Barbara, CA 93102-1990; or by email at PCSecretary@SantaBarbaraCa.gov, and received no later than 4:30 P.M. on the Monday before the Planning Commission hearing. Please submit 12 copies of any written materials over 2 pages. Written comments are accepted at and up to the time of the hearing; however, the Planning Commission may not have time to consider materials submitted after the Monday deadline.

It is not possible to determine the precise time an item will be heard. The Planning Commission sessions are broadcast live on the Government Access Television Channel 18. Monitoring will assist in determining when the item will come up. Any continued items are announced at the beginning of the meeting and repeated throughout the meeting by the Chairman.

APPEALS AND SUSPENSIONS: Many of the items before the Commission may be appealed to the City Council. For further information on appeals, contact the Planning Division Staff or the City Clerk's Office.

Any further information on the Planning Commission meeting procedures or agenda items may be obtained by calling the Planning Division at 805-564-5470.

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