



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

Vice Chair Sheila Lodge - *Absent*
Commissioner Charmaine Jacobs
Commissioner Stella Larson

**PLANNING COMMISSION
FINISHED AGENDA**

**CITY COUNCIL CHAMBERS
CITY HALL – 735 ANACAPA STREET
THURSDAY, MARCH 10, 2011
1:00 P.M.**

NOTICES:

- A. TUESDAY, MARCH 8, 2011 **7:45 A.M.**
SITE VISITS
Depart 630 Garden Street
Community Development Parking Lot
1233 Mission Ridge Road
930 Miramonte Drive (Serenity House)

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 visits held. ****

- B. 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*.
- C. 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.

- D. 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 Lodge and Jordan were absent.**

Commissioner Jacobs arrived at 1:10 P.M.**

II. PRELIMINARY MATTERS:

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

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

- B. Announcements and appeals.

**** 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. STAFF HEARING OFFICER APPEAL:

ACTUAL TIME: 1:09 P.M.

To avoid any actual or perceived conflict of interest, Commissioner Bartlett recused himself from hearing this item due to his architectural firm representing the Applicant and left the dais at 1:10 P.M. for the remainder of the meeting.

APPEAL BY MARK CHYTILO, AGENT FOR JUDY AND DAVID DENENHOLTZ, OF THE STAFF HEARING OFFICER'S APPROVAL OF THE APPLICATION OF MARK SHIELDS OF DESIGN ARC, ARCHITECT FOR THOMAS AND BARBARA SANBORN, PROPERTY OWNERS, 1233 MISSION RIDGE ROAD, APN 019-231-007, E-1 ONE FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: RESIDENTIAL 1 UNIT PER ACRE (MST2010-00186)

Proposal to demolish the existing residence, accessory building, and detached garage totaling 2,847 square feet, and construct a new single-family residence and an Additional Dwelling Unit on a 31,584 square foot lot in the Hillside Design District. The new single family dwelling is proposed as a 3,796 square foot two-story single-family residence with an attached 407 square foot two-car garage, 192 square foot workshop, 674 square foot covered patio, 50 square foot second-story deck, pool, spa, hardscape and retaining walls. The Additional Dwelling Unit is proposed as a 920 square foot one-story additional dwelling unit, with a 459 square foot two-car garage and a 125 square foot storage area attached to the main house. The discretionary application required for this project are a Performance Standard Permit to permit an additional dwelling on a one-family residentially zoned lot (SBMC § 28.93.030.E).

This project was approved by the Staff Hearing Office on January 26, 2011 and appealed on February 7, 2011.

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

Phone: 805-564-5470, ext. 4531

**** Denied appeal, upholding Staff Hearing Officer's decision for the Performance Standard Permit with conditions added in SHO Resolution 002-11.**

Schwartz/Jacobs Vote: 4/0

Abstain: 0

Absent: 3 (Bartlett, Lodge, Jordan)

Resolution No. 005-11. **

IV. NEW ITEM:

APPLICATION OF CALTRANS, DISTRICT 5, LOCATION: HIGHWAY 101 IN THE VICINITY OF SALINAS ST. ON/OFF RAMPS, APN: 099-MSC-0PW, SD-3 (COASTAL) ZONE, GENERAL PLAN DESIGNATION: OPEN SPACE/BUFFER (CASE# MST2004-00701) Continued to March 17, 2010.

The proposed project is to amend the approved Coastal Development Permit for the Highway 101 Operational Improvements Project (Milpas to Hot Springs), to widen Highway 101 to three lanes in the vicinity of the Salinas Street on/off-ramps. The project will require the reduction or elimination of previously improved landscaping in the median (between the northbound and southbound lanes) and the area adjacent to the new sound walls. The project also includes relocation of a portion of the sound wall near the end of the off ramp and installation of guard railings.

The discretionary application required for this project is a Coastal Development Permit Amendment (SBMC §28.44.240).

A Final Environmental Impact Report (FEIR)/ Federal Environmental Assessment Finding of No Significant Impact (FONSI) was certified for the Highway 101 Operational Improvements Project by Caltrans District 5 in March 2004. The City prepared an Addendum to the FEIR to document minor changes to the project description prior to Planning Commission approval of the project in December 2004. Caltrans prepared an Addendum to the FEIR to reflect the changes in the proposed project. Prior

to action on the project, the Planning Commission must make findings pursuant to the California Environmental Quality Act (CEQA) §§21081 and 21081.6 and CEQA Guidelines §§15091, 15092, 15096, 15097, and 15164.

Case Planner: Dan Gullett, Associate Planner

Email: DGullett@SantaBarbaraCA.gov

Phone: 805-564-5470, ext. 4550

**** Continued to March 17, 2011. ****

V. ADMINISTRATIVE AGENDA:

ACTUAL TIME: 1:09 P.M.

A. Committee and Liaison Reports.

1. Staff Hearing Officer Liaison Report

**** Report given ****

2. Other Committee and Liaison Reports

**** None. ****

VI. ADJOURNMENT:

**** Adjourn the meeting of March 10, 2011.**

Larson/Jacobs Vote: 4/0

Abstain: 0

Absent: 3 (Bartlett, Lodge, Jordan)

Meeting adjourned at 2:43 P.M. **