



**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
FINISHED AGENDA**

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

NOTICES:

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

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

The Planning Commission met 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

**** Debriefings 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. ****

- 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 taken.**

Commissioner Jacobs arrived at 1:21 P.M.**

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 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

**** Approved the Minutes of April 14, 2011 and Resolution 009-11 as corrected.
Jordan/Schwartz Vote: 5/0
Abstain: 1 (Larson)
Absent: 1 (Jacobs)****

**Approved the Minutes of April 21, 2011 and Resolution 010-11 as corrected.
Schwartz/Jordan Vote: 6/0
Abstain: 0
Absent: 1 (Jacobs)****

- 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. DISCUSSION ITEM:

ACTUAL TIME: 1:21 P.M.

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 Andalaro, Senior Planner

Email: DAndalaro@SantaBarbaraCA.gov

Phone: 805-564-5470, ext. 4569

**** Discussion held. ****

IV. SUBSTANTIAL CONFORMANCE DETERMINATION:

ACTUAL TIME: 2:40 P.M.

RECUSALS: To avoid any actual or perceived conflict of interest, Commissioner Jostes recused himself from hearing this item due to his wife owning property in the vicinity of the project.

Chair Jostes left the dais at 2:40 P.M. and did not return. Vice-Chair Lodge presided over the remainder of the meeting.

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

**** Substantial Conformance Determination recommended. ****

V. CONSENT ITEM:

ACTUAL TIME: 3:30 P.M.

RECUSALS: To avoid any actual or perceived conflict of interest, Commissioner Jordan rescused himself from hearing this item due to living in close proximity to the project.

Commissioner Jordan left the dais at 3:30 P.M. and did not return.

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 Riegle, Assistant Planner

Email: SRiegle@SantaBarbaraCA.gov

Phone: 805-564-5470, ext. 2687

**** Approved Coastal Development Permit with deleted conditions.**

Bartlett/Schwartz Vote: 5/0

Abstain: 0

Absent: 2 (Jordan, Jostes)

Resolution No. 011-11. **

VI. ADMINISTRATIVE AGENDA:

ACTUAL TIME: 3:50 P.M.

A. Committee and Liaison Reports.

1. Staff Hearing Officer Liaison Report

**** Report given ****

2. Other Committee and Liaison Reports

**** Reports given ****

VII. ADJOURNMENT:

**** Meeting adjourned at 3:53 P.M. ****