



**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**

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**CITY COUNCIL CHAMBERS  
CITY HALL – 735 ANACAPA STREET  
THURSDAY, JULY 14, 2011  
1:00 P.M.**

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**NOTICES:**

- A. TUESDAY, JULY 12, 2011  
**SITE VISIT**

**7:45 A.M.**  
630 GARDEN STREET  
Community Development Parking Lot  
2547 Medcliff Road\*  
917 Paseo Ferrelo 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 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/](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*.
- 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](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.**

**Commissioner Jordan arrived at 1:03 P.M.**

**Commissioners Jacobs and Larson arrived at 1:04 P.M. \*\***

II. **PRELIMINARY MATTERS:**

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

**\*\* No 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: 1:04 P.M.**

**APPEAL OF NEIL DIPAOLA ON THE ACTION OF THE STAFF HEARING OFFICER FOR 917 PASEO FERRELO ROAD, APN: 029-261-006, E-1 SINGLE FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: 3 UNITS PER ACRE (MST2011-00049)**

This is an appeal of the May 18, 2011 Staff Hearing Officer's denial of a Modification request to allow a new garage and accessory space within the required 30-foot front

setback (SBMC §28.15.060 & §28.87.160). The Staff Hearing Officer approved the second requested Modification to allow new habitable space and alterations within the required ten-foot interior setback (SBMC §28.15.060).

The 10,500 square foot project site is currently developed with a two-story single-family residence and attached two-car garage. The proposed project involves converting the existing 650 square foot garage to habitable space, construction of a new 410 square foot two-car garage and associated accessory space, and 202 square feet of new residential additions.

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Section 15301 & 15305.

Case Planner: JoAnne La Conte,  
Email: JLaConte@SantaBarbaraCA.gov Phone: 805-564-5470, ext. 3320

**\*\* Upheld Staff Hearing Officer's decision and denied appeal.  
Jacobs/Jordan Vote: 6/1 (Schwartz)  
Abstain: 0  
Absent: 0  
Resolution No. 014-11. \*\***

**IV. NEW ITEM:**

**ACTUAL TIME: 2:40 P.M.**

**APPLICATION OF STEVE WELTON OF SUZANNE ELLEDGE PLANNING & PERMITTING SERVICES, INC., AGENT FOR ED AND JOAN TOMELO, 2547 MEDCLIFF ROAD, APN 045-173-041, E-3/SD-3 ZONES, GENERAL PLAN DESIGNATION: RESIDENTIAL 5 UNITS/ACRE (MST2011-00151, CDP2011-00004)**

The project consists of a proposal to construct a 1,285 square foot addition, including a 264 square foot loft and an attached 65 square foot pool equipment storage area, to an existing 2,302 square foot one-story single-family residence with a detached 489 square foot two-car garage. The residence is located on a 1.11 acre lot located in the Hillside Design District and in the Appealable Jurisdiction of the Coastal Zone. The project includes the removal of the existing pool, and construction of a new pool and spa, solar panels, new stone and permeable patio areas, a new 436 square foot wood deck, new site walls, fences, and landscaping, including a new six foot tall stucco wall and entry gate. A total of 335 cubic yards of grading is proposed.

The discretionary application required for this project is a Coastal Development Permit (CDP2011-00004) to allow the proposed development in the Appealable Jurisdiction of the City's Coastal Zone (SBMC §28.44.060).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15301.

Case Planner: Kelly Brodison, Assistant Planner  
Email: KBrodison@SantaBarbaraCA.gov Phone: 805-564-5470, ext. 4531

**\*\* Approved with added conditions.**

**Jordan/Jacobs Vote: 7/0**

**Abstain: 0**

**Absent: 0**

**Resolution No. 015-11. \*\***

**V. ADMINISTRATIVE AGENDA:**

**ACTUAL TIME: 3:05 P.M.**

A. Committee and Liaison Reports.

1. Staff Hearing Officer Liaison Report

**\*\* Report given \*\***

2. Other Committee and Liaison Reports

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

**VI. ADJOURNMENT:**

**\*\* Meeting adjourned at 3:12 P.M. \*\***