



Chair Sheila Lodge
Commissioner Bruce Bartlett
Commissioner Stella Larson -
Commissioner Addison Thompson

Vice Chair Mike Jordan
Commissioner John Campanella
Commissioner Deborah L. Schwartz

PLANNING COMMISSION
*** REVISED * FINISHED AGENDA**

CITY COUNCIL CHAMBERS
CITY HALL – 735 ANACAPA STREET
THURSDAY, DECEMBER 6, 2012
1:00 P.M.

NOTICES:

- A. TUESDAY, DECEMBER 4, 2012 **7:45 A.M.**
SITE VISIT 630 GARDEN STREET
Community Development Parking Lot
1654 Shoreline Drive
601 E. Micheltonena Street (Bella Riviera)

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, DECEMBER 6, 2012 **12:00 NOON**
LUNCH DE LA GUERRA PLAZA
City Hall, Room 15, Upstairs

The Planning Commission met informally with City Staff to discuss 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.
All present.****

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 15, 2012
 - 2. Resolution 018-012
1533 Shoreline Drive

**** Approved with correction.
Schwartz/Bartlett Vote: 6/0
Abstain: 1 (Larson)
Absent: 0****

- 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. STAFF HEARING OFFICER APPEAL:

ACTUAL TIME: 1:04 P.M.

**APPEAL BY MIKE MCLAUGHLIN OF THE STAFF HEARING OFFICER'S
DECISION FOR THE APPLICATION OF HOWARD WITTAUSCH,
ARCHITECT FOR MIKE MCLAUGHLIN, 1654 SHORELINE DRIVE,
APN 045-172-022, E-3 SINGLE-FAMILY RESIDENCE/SD-3 COASTAL
OVERLAY ZONES, GENERAL PLAN DESIGNATION: LOW DENSITY
RESIDENTIAL (MST2012-00319)**

The existing 9,205 square foot site is currently developed with a 1,525 square foot residence with an attached two-car garage and a detached, 700 square foot, accessory/garage building. The proposal includes a 225 square foot addition to the main residence, relocation of the front entry porch and landing, roof replacement, permitting of an "as-built" spa, "as-built" pool equipment, "as-built" paving, and "as-built" alterations to the existing detached accessory/garage building to create a pool cabana not to exceed 500 square feet.

The discretionary application required for this project are:

1. A Modification to allow the garage portion of the detached accessory building to be converted to habitable space within the required six-foot interior setback (SBMC § 28.15.060 and SBMC § 28.92.110); and
2. A Modification to allow the pool equipment to encroach two-feet into the required six-foot interior setback. (SBMC § 28.15.060 and SBMC § 28.92.110)

On October 3, 2012, the Staff Hearing Officer approved Modification request #1, and denied Modification request #2. The applicant is appealing the denial of Modification request #2.

Case Planner: Suzanne Riegle, Assistant Planner
Email: SRiegle@SantaBarbaraCA.gov

Phone: 805-564-5470, ext. 2687

**** Upheld Appeal with added condition.
Thompson/Schwartz Vote: 5/2 (Larson, Lodge)
Abstain: 0
Absent: 0
Resolution No. 019-12. ****

IV. RECOMMENDATION TO CITY COUNCIL

ACTUAL TIME: 2:02 P.M.

CITY'S NONRESIDENTIAL GROWTH MANAGEMENT PROGRAM

The purpose of the meeting is for the Planning Commission to make recommendations to the City Council on necessary ordinance amendments to the Municipal Code including the Zoning Ordinance that implements the nonresidential growth management program including how square footage is allocated per parcel and the planning process required. The amendments include a new Traffic Management Strategy that identifies development areas with specific categories of nonresidential development available for allocation within each area.

On May 17, 2012 the Planning Commission initiated amendments to the City's Zoning Ordinance including the Development Plan Ordinance (DPO), SBMC §28.87.300 and Council Resolution No. 09-058 to carry out recently adopted General Plan Policy LG2, Limit Non-Residential Growth and LG7, Community Benefit Non-Residential Land Uses.

Case Planner: Bea Gularte, Project Planner
Email: BGularte@SantaBarbaraCA.gov

Phone: 805-564-5470, ext. 4556

**** Recommend Nonresidential Growth Management Program
to City Council with additional comments.**

Bartlett/Thompson Vote: 7/0

Abstain: 0

Absent: 0.

*A formal Planning Commission resolution was not needed for this item.***

V. ADMINISTRATIVE AGENDA:

ACTUAL TIME: 3:55 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 4:01 P.M. ****