



Chair Mike Jordan - *Absent*
Commissioner Bruce Bartlett
Commissioner Sheila Lodge
Commissioner Addison Thompson

Vice Chair Deborah L. Schwartz
Commissioner John Campanella
Commissioner June Pujo - *Absent*

**PLANNING COMMISSION
FINISHED AGENDA**

**CITY COUNCIL CHAMBERS
CITY HALL – 735 ANACAPA STREET
THURSDAY, MARCH 14, 2013
1:00 P.M.**

NOTICES:

- A. TUESDAY, MARCH 12, 2013 **7:45 A.M.**
SITE VISIT
630 GARDEN STREET
Community Development Parking Lot
1210 Olive Street

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 visit 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 Jordan and Pujo Absent.****

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 February 21, 2013
2. Resolution 003-13
6551 Hollister Avenue
3. Resolution 004-13*
2215 and 2305 Edgewater Way

* A revised resolution 004-13 was given to the Planning Commission.

**** Approved with corrections.
Bartlett/Thompson Vote: 4/0
Abstain: 1 (Lodge)
Absent: 2 (Jordan, Pujo)****

- 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. STAFF HEARING OFFICER APPEALS:

ACTUAL TIME: 1:05 P.M.

APPEAL BY GEOFFREY E. ROCKWELL OF THE STAFF HEARING OFFICER'S DECISION FOR THE APPLICATION OF CATHERINE DUNBAR, AGENT FOR GEOFFREY ROCKWELL, 1210 OLIVE STREET, APN 029-141-016, R-3 LIMITED MULTIPLE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: MEDIUM HIGH DENSITY RESIDENTIAL (MST2012-00468)

The 3,266 square-foot site is currently developed with 1,257 square foot, two-story, single-family residence. The house is built such that the second story is at the same level as the sidewalk on Olive Street. The proposed project involves "as-built" additions and alterations to the residence including a 126 square-foot, first-story addition, a 107 square-foot second-story addition, an "as-built" deck expansion, an "as-built" 43 square foot storage/utility room, and an "as-built" 8-foot high wall, which includes a covered entry door, along the front property line. The proposal includes the demolition of a 64 square-foot "as-built" storage shed. The proposal will address violations identified in ZIR2012-00486, ENF2012-00824, and ENF2012-00954.

The discretionary applications required for this project are:

1. A Modification to allow additions and alterations to the existing residence and a freestanding covered entry door to encroach into the required ten-foot front setback (SBMC § 28.21.060 and SBMC § 28.92.110); and
2. A Modification to allow the "as-built" wall/fence to exceed the maximum allowable height of 3.5 feet when located within ten feet of the front property line or ten feet of either side of a driveway for a distance of twenty feet back from the front property line. (SBMC § 28.87.170 and SBMC § 28.92.110).

On February 6, 2013, the Staff Hearing Officer partially approved the Modification requests subject to several conditions. The appellant is appealing the partial denial of the project and related conditions of approval.

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Sections 15301 (Existing Facilities) and 15305 (Minor Land Use Limitations).

Case Planner: Suzanne Riegle, Assistant Planner

Email: SRiegle@SantaBarbaraCA.gov

Phone: (805) 564-5470, ext. 2687.

**** Appeal upheld with amended conditions.**

Thompson/Bartlett Vote: 4/1 (Lodge)

Abstain: 0

Absent: 2 (Jordan, Pujio)

Resolution No. 005-12.**

IV. ADMINISTRATIVE AGENDA:

ACTUAL TIME: 2:13 P.M.

A. Committee and Liaison Reports.

1. Staff Hearing Officer Liaison Report

**** Report given, ****

2. Other Committee and Liaison Reports

**** Reports given. ****

V. ADJOURNMENT:

**** Meeting adjourned at 2:23 P.M. ****