



Chair Mike Jordan
Commissioner Bruce Bartlett
Commissioner Sheila Lodge
Commissioner Addison Thompson

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

**PLANNING COMMISSION
SPECIAL MEETING FINISHED AGENDA**

**DAVID GEBHARD PUBLIC MEETING ROOM
630 GARDEN STREET
THURSDAY, MAY 2, 2013
1:00 P.M.**

NOTICES:

- A. TUESDAY, APRIL 30, 2013 **7:45 A.M.**
SITE VISIT 630 GARDEN STREET
Community Development Parking Lot
3425 Sea Ledge Lane

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. *Story poles were used.

**** Site visit held. ****

- B. THURSDAY, MAY 2, 2013 **12:00 NOON**
LUNCH 630 Garden Street
David Gebhard Public Meeting Room

The Planning Commission met informally with City Staff to discuss an update on the 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 Schwartz was absent.**

II. PRELIMINARY MATTERS:

- A. Action on the review and consideration of the following Draft Minutes and Resolutions listed in this Agenda. **Continued from April 25, 2013**
 - 1. Draft Minutes of April 11, 2013
 - 2. Resolution 007-13
Recommendation to City Council on Average Unit-Size Density (AUD)
Incentive Program

**** Approved as corrected.**

Lodge/Pujo Vote: 5/0

Abstain: 1 (Jordan)

Absent: 1 (Schwartz)**

- 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. NEW ITEM:

ACTUAL TIME: 1:15 P.M.

APPLICATION OF RUSS BANKO, AGENT FOR JACQUES HABRA, 3425 SEA LEDGE LANE, APN 047-083-012, A-1/SD-3 ZONES, LOCAL COASTAL PLAN DESIGNATION: RESIDENTIAL-1 DU/ACRE (MST2012-00135)

The subject project is a proposal for alterations and additions to an existing one-story, 1,589 square foot, single-family residence with detached garage, located on a 17,490 square foot blufftop lot in the Hillside Design District. The proposed construction consists of 1,566 square feet of one and two-story additions, a 449 square foot basement; demolition of the existing garage to be replaced with a 451 square foot, two-car garage and a 220 square foot, one-car carport and a 1,211 square foot "as-built" deck with above-ground spa. Proposed grading includes approximately 340 cubic yards of cut, 180 cubic yards of fill and 160 cubic yards of export. The resultant residence of 3,826 square feet (which includes a 100% basement floor area reduction) is 87% of the guideline floor-to-lot area ratio (FAR).

The discretionary application required for this project is a Coastal Development Permit (CDP2012-00004) to allow the proposed development in the Appealable Jurisdiction of the City's Coastal Zone (SBMC §28.44).

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 Coastal Development Permit with added conditions.**

Lodge/Bartlett Vote: 6/0

Abstain: 0

Absent: 1 (Schwartz)

Resolution No. 008-12. **

IV. ADMINISTRATIVE AGENDA:

ACTUAL TIME: 2:09 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 2:12 P.M. ****