



Chair Addison Thompson
Commissioner Jay D. Higgins
Commissioner Sheila Lodge
Commissioner Deborah L. Schwartz

Vice Chair John Campanella
Commissioner Mike Jordan
Commissioner June Pujo

**PLANNING COMMISSION
FINISHED AGENDA**

**CITY COUNCIL CHAMBERS
CITY HALL – 735 ANACAPA STREET
THURSDAY, FEBRUARY 19, 2015
1:00 P.M.**

NOTICES:

- A. **TUESDAY, FEBRUARY 17, 2015** **7:45 A.M.**
SITE VISIT 630 GARDEN STREET
Community Development Parking Lot
1800 El Encanto Road & 1829 Mira Vista 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 visit held. ****

- B. **THURSDAY, February 19, 2015** **12:00 NOON**
LUNCH DE LA GUERRA PLAZA
City Hall, Room 15, Upstairs

The Planning Commission met informally with City Staff to discuss the following:

1. Discussion – *Project Compatibility Analysis*
Contact: Renee Brooke, Senior Planner
Email: RBrooke@SantaBarbaraCA.gov
Phone: (805) 564-5470, ext. 5564

**** Discussion held. ****

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 at www.SantaBarbaraCA.gov/CityTV. A rebroadcast schedule can be found at www.SantaBarbaraCA.gov/ProgramGuide. An archived video copy of this meeting will be viewable, on computers with high speed internet access, the next business day at www.SantaBarbaraCA.gov/PCVideos.
- 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 Pujo arrived at 1:03 P.M.
All Commissioners 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 February 5, 2015

**** Approved with corrections.
Lodge/Jordan Vote: 6/0
Abstain: 1 (Campanella)
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. NEW ITEM:

ACTUAL TIME: 1:06 P.M.

APPLICATION OF MARK LLOYD, AGENT FOR SUZANNE FINAMORE, 1800 EL ENCANTO ROAD AND 1829 MIRA VISTA ROAD, APN 019-170-020 & 019-170-021, E-1 (ONE-FAMILY RESIDENTIAL) ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL – MAX 1 DU/ACRE (MST2014-00086).

The proposed project consists of the conversion of three existing detached residential units to condominiums. The lot is developed with one four-bedroom house and attached three-car garage, and two two-bedroom cottages with an additional detached three-car garage. No new development is proposed. The 36,833 square foot lot is located in the Hillside Design District and is bounded by Mira Vista Avenue on the north, which is where the vehicular access is located, San Carlos Road on the east and El Encanto Road on the south. The main house and garage are on the City's List of Potential Historic Resources: Spanish Colonial Revival residence designed by Edwards and Plunkett and constructed in 1930 and 1935.

The discretionary applications required for this project are:

1. A Tentative Subdivision Map to allow a one-lot subdivision to create three residential condominium units (SBMC Chapter 27.07); and
2. A Condominium Conversion Permit to convert three (3) existing detached residential units to condominium units (SBMC Chapter 28.88).

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

Contact: Kelly Brodison, Assistant Planner
Email: KBrodison@SantaBarbaraCA.gov

Phone: (805) 564-5470, ext. 4531

**** Approved Tentative Subdivision Map and
Condominium Conversion Permit.**

Jordan/Lodge Vote: 6/1 (Schwartz)

Abstain: 0

Absent: 0

Resolution No. 004-15. **

IV. ADMINISTRATIVE AGENDA:

ACTUAL TIME: 3:04 P.M.

A. Committee and Liaison Reports.

2. Staff Hearing Officer Liaison Report

**** Report given. ****

3. Other Committee and Liaison Reports

**** Reports given. ****

V. ADJOURNMENT

**** Meeting adjourned at 3:11 P.M. ****