



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, APRIL 16, 2015
1:00 P.M.**

NOTICES:

- A. TUESDAY, APRIL 14, 2015 **7:45 A.M.**
SITE VISIT 630 GARDEN STREET
Community Development Parking Lot
1427 Shoreline Drive*

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. *Denotes story poles were used. Call 564-5470 for additional information.

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

- B. THURSDAY, APRIL 16, 2015 **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 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 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. All Commissioners were 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 April 2, 2015

**** Approved as corrected.**

Lodge/Jordan Vote: 7/0

Abstain: 0

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 ITEMS:

ACTUAL TIME: 1:09 P.M.

A. APPLICATION OF PETER HILGER, APPLICANT FOR AT&T, CITY RIGHT-OF-WAY ADJACENT TO 3139 CLIFF DRIVE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL, ONE DWELLING UNIT PER ACRE (MST2013-00117)

The proposed project involves the replacement of an existing microcell site with a full cellular antenna site for AT&T. The existing 12-inch panel antennas located on the existing wood utility pole in the public right-of-way will be replaced with four larger 4-foot by 15-inch panel antennas on new eight-foot cross arms. The project includes new equipment in an existing underground vault. The discretionary applications required for this project is a Conditional Use Permit to allow the installation of cellular telephone antennas (SBMC §28.94.030.DD).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15303.

Contact: Tony Boughman, Assistant Planner

Email: TBoughman@SantaBarbaraCA.gov Phone: (805) 564-5470, ext. 4539

**** Approved with added conditions.**

Jordan/Schwartz Vote: 6/1 (Lodge)

Abstain: 0

Absent: 0

Resolution No. 005-15. **

ACTUAL TIME: 3:32 P.M.

B. APPLICATION OF BARRY WINNICK, ARCHITECT FOR GLENNIS AND JIM MALCOLM, 1427 SHORELINE DRIVE, APN 045-185-003, E-3/SD-3 (ONE FAMILY RESIDENCE AND COASTAL OVERLAY) ZONES, LOCAL COASTAL PLAN LAND USE DESIGNATION: RESIDENTIAL, (FIVE DWELLING UNITS PER ACRE) (MST2014-00136).

The proposed project involves a facade remodel and 1,096 square feet of first- and second-floor additions to an existing 1,152 square-foot, two-story, single-family residence with an attached 366 square-foot two-car garage. The proposal includes conversion of the existing two-car garage into living area, a 350 square-foot first floor addition, a 379 square-foot second floor addition, construction of a new 458 square-foot, two-car carport and attached 149 square-foot storage room, the construction of a total of 901 square feet of deck/patio area, interior remodel work, and additional site work. This proposal will also address violations identified in Zoning Information Report ZIR2011-00013 and enforcement case

ENF2010-00744. The proposed total of 2,855 net square feet on a 12,012 square-foot lot is 72% of the maximum floor-to-lot area ratio (FAR).

The discretionary application required for this project is a Coastal Development Permit (CDP2014-00014) 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 15303.

Contact: Kelly Brodison, Assistant Planner

Email: KBrodison@SantaBarbaraCA.gov

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

**** Approved with additions to findings and conditions.**

Pujo/Schwartz Vote: 7/0

Abstain: 0

Absent: 0

Resolution No. 006-15. **

IV. ADMINISTRATIVE AGENDA:

ACTUAL TIME: 4:20 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 4:27 P.M. ****