



**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, MAY 7, 2015
1:00 P.M.**

NOTICES:

- A. TUESDAY, MAY 5, 2015 **7:45 A.M.**
SITE VISIT 630 GARDEN STREET
Community Development Parking Lot
340 W. Carrillo Street
102 La Marina

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, MAY 7, 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 status of long-range projects, new legislation, zoning enforcement items, status reports on previously-approved projects, and future agenda items the following:

**** 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. Requests for continuances, withdrawals, postponements, or addition of ex-agenda items.

**** No Requests were made. ****

- B. Announcements and appeals.

**** No Announcements were made. ****

- C. Review, consideration and action on the following draft Planning Commission Minutes and Resolutions:

1. Draft Minutes of April 16, 2015
2. Resolution No. 005-16
Right-of-Way Adjacent to 3139 Cliff Drive
3. Resolution No. 006-16
1427 Shoreline Drive

**** Approved with correction.**

Lodge/Jordan Vote: 7/0

Abstain: 0

Absent: 0**

- 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: 1:02 P.M.

- A. **APPLICATION OF SOPHIE CALVIN, APPLICANT FOR GARY AND SHARON GENTILE, 102 LA MARINA DRIVE, APN 045-222-018, E-3/SD-3 (ONE FAMILY RESIDENCE AND COASTAL OVERLAY) ZONES, LOCAL COASTAL PLAN LAND USE DESIGNATION: RESIDENTIAL (5 DU/AC) (MST2015-00037).**

The project consists of the construction of a new 1,531 square foot one-story residence and an attached 403 square foot two-car garage on a 9,289 square foot lot located at the corner of La Marina and Shoreline Drives. The existing 814 square foot residence, 209 square foot garage and 108 square foot storage shed would be demolished. The proposal is 58% of the maximum required floor-to-lot-area ratio.

The discretionary application required for this project is a Coastal Development Permit (CDP2015-00001) 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 15303 which allow for new construction of a single-family residence in urbanized areas.

Contact: Kelly Brodison, Assistant Planner

Email: KBrodison@SantaBarbaraCA.gov

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

**** Approved Coastal Development Permit.**

Jordan/Lodge Vote: 7/0

Abstain: 0

Absent: 0

Resolution No. 007-15. **

ACTUAL TIME: 1:40 P.M.

- B. **APPLICATION OF AHMAD GHADERI, APPLICANT, 340 WEST CARRILLO STREET, APN 039-262-036, C-2 ZONE, GENERAL PLAN DESIGNATION: COMMERCIAL/HIGH DENSITY RESIDENTIAL (MST2012-00295)**

The proposed project involves the as-built conversion of the interior of an existing 1,478 square foot automobile service station building to a mini-mart. The

proposal includes minor exterior changes to the existing building consisting of replacing the two existing overhead doors at the auto repair bays with storefront windows, minor changes to the front entry door, and landscaping improvements with additional planter areas. Nine parking spaces would be provided and no new floor area is proposed on the 15,600 square foot parcel. The existing pump islands and canopy would remain.

The discretionary application required for this project is a Conditional Use Permit to permit the as-built conversion of a portion of the automobile service station to a mini-market (SBMC §28.94.030.V).

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

Contact: Tony Boughman, Assistant Planner
Email: TBoughman@SantaBarbaraCA.gov Phone: (805) 564-5470, ext. 4539

**** Approved with added condition.
Schwartz/Pujo Vote: 5/2 (Jordan, Lodge)
Abstain: 0
Absent: 0
Resolution No. 008-15. ****

IV. ADMINISTRATIVE AGENDA:

ACTUAL TIME: 3:28 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 3:36 P.M. ****