



Chair John Campanella
Commissioner Jay D. Higgins
Commissioner Sheila Lodge
Commissioner Addison Thompson

Vice-Chair June Pujo
Commissioner Mike Jordan
Commissioner Deborah L. Schwartz - Absent

**PLANNING COMMISSION
SPECIAL MEETING FINISHED AGENDA**

**CITY COUNCIL CHAMBERS
CITY HALL – 735 ANACAPA STREET
THURSDAY, AUGUST 25, 2016
1:00 P.M.**

NOTICES:

- A. 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.
- B. 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.
- C. 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. Requests for continuances, withdrawals, postponements, or addition of ex-agenda items.

**** No requests were made. ****

- B. Announcements and appeals.

**** Announcements were made. ****

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

1. August 11, 2016
2. PC Resolution No. 020-16
801 Cliff Drive

**** Approved as corrected.**

Thompson/Pujo Vote: 6/0

Abstain: 0

Absent: 1 (Schwartz)**

- 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 CLAY AURELL, AB DESIGN STUDIO, ARCHITECT FOR
EMPRISE TRUST, 1925 EL CAMINO DE LA LUZ, APN 045-100-024, E-3/SD-3
(ONE-FAMILY RESIDENCE/ COASTAL OVERLAY) ZONES, LOCAL
COASTAL PLAN DESIGNATION: RESIDENTIAL (5 DU/ACRE) (MST2013-
00240)**

The proposal consists of a new 2,789 square-foot (net) three-story single-family residence with an attached 571 square-foot (net) two-car garage on a 20,046 square-foot coastal flag lot. The maximum height of the proposed residence is 30 feet. Demolition and removal of existing infrastructure and debris (e.g., concrete paving, fencing, landslide debris) would occur prior to construction. Grading is estimated to be 1,180 cubic yards with cut and fill balanced onsite. Construction activities include the installation of deep caissons, shear-

pins, and tie backs for site stabilization, using drilling and poured in place construction. A portion of the adjacent parcel, 1921 El Camino de la Luz, would be used as a temporary material and equipment storage area during construction. The duration of the demolition, grading, slope stabilization, and construction process is estimated to be 70 weeks (1.3 years).

The discretionary permit application required for this project is a Coastal Development Permit (CDP2013-00014) to allow the proposed development in the Appealable Jurisdiction of the City's Coastal Zone (SBMC§28.44.060).

A Final Mitigated Negative Declaration (MND) was adopted for the project pursuant to the California Environmental Quality Act Guidelines Section 15074 on July 7, 2016 and an Addendum with minor changes has been prepared pursuant to Section 15164. The environmental analysis will inform the Planning Commission findings for action on the project.

Contact: Kathleen Kennedy, Associate Planner

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Phone: (805) 564-5470, extension 4560

**** Denied Coastal Development Permit.
Pujo/Thompson Vote: 4/2 (Higgins, Jordan)
Abstain: 0
Absent: 1 (Schwartz)
Resolution No. 021-16. ****

IV. ADMINISTRATIVE AGENDA:

ACTUAL TIME: 4:16 P.M.

A. Committee and Liaison Reports.

1. Staff Hearing Officer Liaison Report

**** Report made. ****

2. Other Committee and Liaison Reports

**** Reports made. ****

V. ADJOURNMENT

**** Meeting adjourned at 4:20 P.M. ****