



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

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

**PLANNING COMMISSION  
FINISHED AGENDA**

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**CITY COUNCIL CHAMBERS  
CITY HALL – 735 ANACAPA STREET  
THURSDAY, OCTOBER 13, 2016  
1:00 P.M.**

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**NOTICES:**

- A. TUESDAY, OCTOBER 11, 2016  
SITE VISIT

**7:45 A.M.**  
630 GARDEN STREET  
Community Development Parking Lot  
**246 San Clemente Street**  
Contact: Danny Kato, Senior Planner  
Email: DKato@SantaBarbaraCA.gov  
Phone: (805) 564-5470, extension 2567

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. Regular meetings of the Planning Commission can be viewed live on City TV-18, or on your computer at [www.SantaBarbaraCA.gov/CityTV](http://www.SantaBarbaraCA.gov/CityTV). A rebroadcast schedule can be found at [www.SantaBarbaraCA.gov/ProgramGuide](http://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](http://www.SantaBarbaraCA.gov/PCVideos).
- C. 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.

- D. 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](http://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.

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

- C. 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. **STAFF HEARING OFFICER APPEAL:**

**ACTUAL TIME: 1:00 P.M.**

**APPLICATION OF VANGUARD PLANNING, INC., APPLICANT FOR JEWELL FAMILY TRUST 8/11/14, 246 SAN CLEMENTE, APN: 045-152-025, E-3 (ONE-FAMILY RESIDENCE), SD-3 (LOCAL COASTAL) ZONES, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MAX. 5 DU/ACRE) (MST2015-00598)**

This is an appeal of the decision of the Staff Hearing Officer for a requested modification on August 17, 2016. The Staff Hearing Officer denied the requested modification as proposed. The Applicant is appealing the denial.

The proposed project involves a 288 square foot first-floor addition and a 169 square foot second-floor addition to an existing 1,820 square foot two-story single-family residence with an attached 256 square foot one-car garage. The proposal includes removal of a 112 square foot detached shed. The proposed total of 2,558 square feet on a 6,098 square foot lot is 94% of the required maximum floor-to-lot area ratio (FAR). The property is located in the non-appealable jurisdiction of the Coastal Zone and requires coastal review.

The discretionary applications required for this project is a Parking Modification to allow one covered parking spaces to be provided, instead of the two covered parking spaces required. (SBMC §28.90.100 and SBMC §28.92.110)The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15301 and 15305 (Existing Facilities and Minor Alterations in Land Use Limitations).

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**\*\* Upheld the appeal and approved the Parking Modification.**

**Higgins/Thompson Vote: 7/0**

**Abstain: 0**

**Absent: 0**

**Resolution No. 028-16. \*\***

**IV. DISCUSSION ITEM:**

**ACTUAL TIME: 2:42 P.M.**

**STATUS REPORT FOR PEOPLE ASSISTING THE HOMELESS (PATH) FORMERLY KNOWN AS CASA ESPERANZA, 816 CACIQUE AND 100 SOUTH QUARANTINA STREETS, APNS 017-240-021, 017-113-035 & 017-113-034, M-1 LIGHT MANUFACTURING, C-2 GENERAL COMMERCE AND S-D-3 COASTAL OVERLAY ZONES, LOCAL COASTAL PLAN DESIGNATION: INDUSTRIAL (MST99-00432)**

The purpose of this meeting is for People Assisting the Homeless (PATH), formerly known as Casa Esperanza, to provide its Two-Year Progress Report on the operation of the Emergency Homeless Shelter, located at 816 Cacique Street, as required by Condition II.F of Planning Commission Resolution 008-09.

The Planning Commission will receive the report and hear public comment only. The Planning Commission will not take any action on the approved Conditional Use Permit during this discussion item. For more information on the Planning Commission's purview, please refer to the Staff Report at [www.SantaBarbaraCA.gov/PC](http://www.SantaBarbaraCA.gov/PC).

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

Phone: (805) 564-5470, extension 4531

**\*\* Report given. \*\***

V. **ADMINISTRATIVE AGENDA:**

**ACTUAL TIME: 3:45 P.M.**

A. Committee and Liaison Reports.

1. Staff Hearing Officer Liaison Report

**\*\* Report given. \*\***

2. Other Committee and Liaison Reports

**\*\* Reports given. \*\***

VI. **ADJOURNMENT**

**\*\* Meeting adjourned at 4:06 P.M. \*\***