



Chair Charmaine Jacobs  
Commissioner Bruce Bartlett  
Commissioner Stella Larson  
Commissioner Harwood A. White, Jr.

Vice-Chair George C. Myers  
Commissioner John Jostes  
Commissioner Addison S. Thompson

**PLANNING COMMISSION  
FINISHED AGENDA**

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**CITY COUNCIL CHAMBERS  
CITY HALL - DE LA GUERRA PLAZA  
THURSDAY, DECEMBER 6, 2007  
2:00 P.M.**

**\*\* Please note special start time\*\***

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**I. NOTICES:**

- A. **TUESDAY, DECEMBER 4, 2007 7:45 A.M.**  
**SITE VISIT**

630 GARDEN STREET  
Community Development Parking Lot  
565 Yankee Farm Road

The Planning Commission will visit the project sites scheduled for review at the Thursday Planning Commission meeting. No public testimony will be taken, but the public is invited to attend. Call 564-5470 for additional information.

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

- B. This regular meeting of the Planning Commission will be broadcast live and rebroadcast in its entirety on Friday at 6:00 p.m. and again on Sunday at 9:00 a.m. on Channel 18.
- C. **AMERICANS WITH DISABILITIES ACT:** In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Administrator's Office at (805) 564-5305. Notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements.

- D. The Planning Commission agenda schedule is subject to change. It is recommended that applicants and interested persons plan to arrive at 1:00 P.M. However, for longer agendas, all parties are encouraged to monitor Channel 18 and, when the item prior to the application of interest begins, come to the Commission hearing.
- E. 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 City Planning staff at (805) 564-5470 between the hours of 8:00 a.m. to 4:30 p.m., Monday through Thursday, and every other Friday. Please check our website to verify closure dates.
- F. **AGENDAS, MINUTES and REPORTS:** Copies of all documents relating to agenda items are available for review at 630 Garden St., City Clerk's Office, Central Library and posted online at [www.SantaBarbaraCa.gov/pc](http://www.SantaBarbaraCa.gov/pc) Please note that online Staff Reports may not include some exhibits.

## 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.]

**\*\* Paul Hernadi, Citizens Planning Association, spoke. \*\***

## III. NEW ITEM:

**ACTUAL TIME: 2:11 P.M.**

**APPLICATION OF JESSICA GRANT & NILS HAMMERBECK, AGENTS FOR ANDREAS VON BLOTNITZ, 565 YANKEE FARM ROAD, 047-030-005 A-1/SD-3, SINGLE FAMILY AND COASTAL OVERLAY, ZONES, GENERAL PLAN DESIGNATION: RESIDENTIAL (MST2005-00759)**

The proposed project involves demolition of an existing single family residence, with attached carport, and constructing a new residence with an attached garage. The proposed two-story residence would be approximately 6,773 square feet with an attached 730 square foot garage and an attached 402 square foot workshop. Additionally, a swimming

pool with a 450 square foot cabana would be constructed approximately twenty-five feet south of the residence. Approximately 2,945 cubic yards of cut and 2,600 cubic yards of fill would be required for the project. The excess 345 cubic yards would remain on site. Access to the site would be provided by the existing driveway, which will be repaved and widened to sixteen feet, once utilities are installed. A fire hydrant would be installed at the end of a hammer head turnaround and is part of fire access and safety plan consistent with Fire Department requirements.

The discretionary applications required for this project are:

1. Coastal Development Permit (SBMC § 28.44.060 Permit Required).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Section 15303, New Construction or Conversion of Small Structures.

Case Planner: Peter Lawson, Associate Planner

Email: plawson@santabarbaraca.gov

**\*\* Continued indefinitely for redesign.**

**Jostes/Larson Vote: 7/0**

**Abstain: 0**

**Absent: 0\*\***

#### **IV. DISCUSSION ITEM:**

**ACTUAL TIME: 3:58 P.M.**

#### **U.S. GREEN BUILDING COUNCIL DISCUSSION ITEM**

Representatives of the U.S. Green Building Council (USGBC) will make a presentation on its history and goals and Leadership in Energy and Environmental Design (LEED) certification and rating system. This discussion will also include how the USGBC is working with Whole Foods and others to develop LEED standards for shopping center development, with a special focus on the Whole Foods/Circuit City proposal at 3757 - 3771 State Street, as a model for others to use.

No formal action or discussion by the Planning Commission on the Whole Foods/Circuit City development proposal will occur as part of this discussion item, nor will any determination be made regarding environmental review of the proposed project.

Case Planner: Allison De Busk, Associate Planner

Email: adebusk@SantaBarbaraCA.gov

**\*\* Discussion held. \*\***

**ADMINISTRATIVE AGENDA:**

- A. Committee and Liaison Reports.

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

- B. Review of the decisions of the Staff Hearing Officer in accordance with SBMC §28.92.080.

**\*\* Review deferred to next hearing \*\***

- C. Review and consideration of the following Planning Commission Draft Minutes and Resolutions:

- a. Draft Minutes of October 18, 2007
- b. Resolution 041-07  
812 Alston Lane
- c. Resolution 042-07  
526 W. Anapamu Street

**\*\* Approved with edits.  
Bartlett/Larson Vote: 6/0  
Abstain: 1 (Myers)  
Absent: 0\*\***

V. **ADJOURNMENT:**

**\*\* Adjourn the meeting of December 6, 2007  
Thompson/Larson Vote: 7/0  
Abstain: 0  
Absent: 0\*\***

**\*\* Meeting adjourned at 5:35 p.m. \*\***