



**Chair George C. Myers  
Commissioner Bruce Bartlett  
Commissioner John Jostes  
Commissioner Harwood A. White, Jr.**

**Vice Chair Stella Larson  
Commissioner Charmaine Jacobs  
Commissioner Addison S. Thompson**

**PLANNING COMMISSION  
AGENDA**

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**CITY COUNCIL CHAMBERS  
CITY HALL – 735 ANACAPA STREET  
THURSDAY, APRIL 24, 2008  
1:00 P.M.**

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*Website: [www.SantaBarbaraCa.gov](http://www.SantaBarbaraCa.gov)*

**I. NOTICES:**

**A. THURSDAY, APRIL 24, 2008  
LUNCH**

**12:00 NOON  
DE LA GUERRA PLAZA  
City Hall, Room 15, Upstairs**

The Planning Commission will meet informally with City Staff to discuss the following:

1. Streets Capital Improvement Program – 2<sup>nd</sup> year  
John Ewasiuk, Principal Engineer  
Email: [jewasiuk@santabarbaraca.gov](mailto:jewasiuk@santabarbaraca.gov)
2. An update on status of long-range projects, new legislation, zoning enforcement items, status reports on previously-approved projects, and future agenda items.
3. Review and consideration of the following Planning Commission Resolutions and Minutes:
  - a. Draft Minutes of February 7, 2008
  - b. Resolution 004-08  
130 Garden Street
  - c. Resolution 005-08  
222 W. Alamar Avenue

- d. Resolution 006-08  
Medical Marijuana Dispensary Permanent Ordinance  
Recommendation to City Council
  - e. Draft Minutes of February 14, 2008
  - f. Resolution 007-08  
199 West Montecito Street
  - g. Resolution 008-09  
225 Chapala Street
- B. This regular meeting of the Planning Commission can be viewed live on City TV-18, or on your computer via [www.santabarbaraca.gov/Government/Video/](http://www.santabarbaraca.gov/Government/Video/) and then clicking City TV-18 Live Broadcast. City TV-18 will also rebroadcast this meeting in its entirety on Sunday, April 27, at Noon; Friday, May 2, at 6:00 p.m.; and again on Sunday, May 4, at 9:00 a.m. An archived video copy of this meeting will be viewable, on computers with high speed internet access, the following Tuesday at [www.santabarbaraca.gov](http://www.santabarbaraca.gov) and then clicking *Online Meetings*.
- C. **AMERICAN 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. This 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 as it proceeds through the planning process. 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 under City Calendar 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. 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.
- B. Announcements and appeals.

- 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.]

**III. CONSENT ITEMS:**

**The following item was rescheduled from April 10, 2008:**

**APPLICATION OF DAWN SHERRY, ARCHITECT FOR JOHN SHELDON, 3339 CLIFF DRIVE, 047-082-015, A-1/SD-3 ZONES, GENERAL PLAN DESIGNATION: RESIDENTIAL, 1 UNIT/ACRE (MST2007-00607, CDP2008-00007)**

The proposed project involves replacement of approximately 859 square feet of an existing pool-level patio and 336 square feet of an existing upper-level patio with flagstone over concrete; replastering and coping of the existing swimming pool; and replacement of 423 square feet of gravel driveway with concrete. A Coastal Exemption was granted for replacement of a portion of the upper-level patio located at a distance greater than 50 feet from the bluff top and beyond the 75 year bluff retreat setback line (MST2007-00455). Both the pool-level patio and the upper-level patio were removed without the benefit of permits. Landscaping changes in the rear yard, including replacement of lawn with drought-tolerant plants, will be completed in accord with Planning Commission Resolution 005-02 and ABR-approved plans (MST2000-00612). The project site is located on a 1.3-acre lot in the Hillside Design District and Appealable Jurisdiction of the Coastal Zone. The site is currently developed with a 3,223 square foot single-family residence and 612 square foot attached garage.

The discretionary application required for this project is:

1. A Coastal Development Permit (CDP2008-00007) 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 Guidelines Section 15301.

Case Planner: Daniel Gullett, Associate Planner  
Email: dgullett@santabarbaraca.gov

**IV. CONTINUED ITEM:**

**The following item was rescheduled from April 10, 2008:**

**APPLICATION OF MIKE SILVA, 3455 MARINA DRIVE, 047-022-004, A-1/SD-3 SINGLE-FAMILY RESIDENCE AND COASTAL OVERLAY ZONES, GENERAL PLAN DESIGNATION: RESIDENTIAL, 1 UNIT PER ACRE (MST2007-00221)**

Revised proposal to construct a 5,390 square foot one-story single-family residence including a 574 square foot three-car attached garage. The project includes a swimming pool, patio, a 27 square foot half-bath structure, septic system, site walls, synthetic putting green, and landscaping. The lot has street frontage on Marina Drive to the north and Cliff Drive to the south. The vacant lot is reduced from 1.34 to 1.17 acres by a

public right-of-way easement along Cliff Drive. The southern portion of the development is located within the Appealable Jurisdiction of the Coastal Zone.

The discretionary application required for this project is a Coastal Development Permit to allow the proposed development in the appealable jurisdiction of the Coastal Zone (SBMC § 28.44.050).

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 of small structures).

Case Planner: Tony Boughman, Planning Technician

Email: [tthoughman@santabarbaraca.gov](mailto:tthoughman@santabarbaraca.gov)

**V. ADMINISTRATIVE AGENDA:**

- A. Committee and Liaison Reports.
- B. Review of the decisions of the Staff Hearing Officer in accordance with SBMC §28.92.080.
- C. Action on the review and consideration of the Draft Minutes and Resolutions listed in I.B.3. of this Agenda.

**VI. ADJOURNMENT:**

# CITY OF SANTA BARBARA PLANNING COMMISSION

## MEETING PROCEDURES

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NOTE: State legislation requires persons who contributed \$250 or more to appointed members of boards or commissions within the past twelve (12) months to so inform the Chairman prior to speaking.

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The public is invited to speak on any item on the Planning Commission Agenda. After receiving recognition from the Chairman, please approach the podium and speak into the microphone. State your name and purpose for appearing. Your name and comments will be entered into the public record.

The order of presentation after the Chairman introduces the item is as follows:

1. Presentation by Staff (15 minutes)\*.
2. Presentation by Applicant (15 minutes)\*.
3. Public Hearing\*.
4. Additional response by Applicant/Staff (5 minutes each)\*.
5. Questions and comments by the commission.
6. Commission consideration of Findings and Conditions of Approval.
7. Motion, discussion of motion, decision, and vote by the Commission.

**\*Time may be extended or limited by the Chair of the Planning Commission.**

Items that generate a large amount of citizen interest may be taken out of their scheduled order on the agenda as a courtesy to the public in attendance. Where there are a large number of people wishing to speak on an item, the Chairman may limit time allotted to each speaker.

Written testimony is invited and will be entered into the public record. Written information can be submitted prior to the meeting to the Planning Division Office, 630 Garden Street. Only one copy is required. Longer written statements must be submitted as early as possible to allow the Commission time to adequately consider the information. The preferred submittal time for written statements is Monday at noon for the Thursday meeting. Written statements submitted at the meeting are limited to two (2) pages and ten (10) copies are required.

It is not possible to determine the precise time an item will be heard. The Planning Commission sessions are broadcast live on the Government Access Television Channel 18. Monitoring will assist in determining when the item will come up. Any continued items are announced at the beginning of the meeting and repeated throughout the meeting by the Chairman.

Many of the items before the Commission may be appealed to the City Council. For further information on appeals, contact the Planning Division Staff or the City Clerk's Office. Any further information on the Planning Commission meeting procedures or agenda items may be obtained by calling the Planning Division at Phone 564-5470.

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