



**Chair Bruce Bartlett  
Commissioner Charmaine Jacobs  
Commissioner Stella Larson  
Commissioner Deborah L. Schwartz.**

**Vice Chair John Jostes  
Commissioner Mike Jordan  
Commissioner Sheila Lodge**

**PLANNING COMMISSION  
FINISHED AGENDA**

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**CITY COUNCIL CHAMBERS  
CITY HALL – 735 ANACAPA STREET  
THURSDAY, JANUARY 21, 2010  
1:00 P.M.**

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**NOTICES:**

- A. TUESDAY, JANUARY 19, 2010 **7:45 A.M.**  
**SITE VISIT** 630 GARDEN STREET  
Community Development Parking Lot  
1213 Harbor Hills Drive

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. THURSDAY, JANUARY 21, 2010 **12:00 NOON**  
**LUNCH** DE LA GUERRA PLAZA  
City Hall, Room 15, Upstairs

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

1. Appointment of the 2010 Primary and Alternate Liaisons to the City Boards and Commissions.  
Case Planner: Danny Kato, Senior Planner  
Email: DKato@SantaBarbaraCA.gov

**\*\* Appointments made \*\***

2. An update on status of long-range projects, new legislation, zoning enforcement items, status reports on previously-approved projects, and future agenda items.

**\*\* Update given. \*\***

3. Review and consideration of the following Planning Commission Draft Minutes and Resolutions:
  - a. November 19, 2009
  - b. December 10, 2009
  - c. Resolution 045-09  
130 Harbor Way
  - d. December 17, 2009
  - e. Resolution 046-09  
3714-3744 State Street

**\*\* Reviewed and considered. \*\***

- C. 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. Meeting rebroadcast schedule can be found at <http://www.citytv18.com/schedule.htm> 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*.
- B. **AMERICANS WITH DISABILITIES ACT:** In compliance with the Americans with Disabilities Act, if you need special assistance to gain access to, comment at, or participate in this meeting, please contact the Planning Division Office at (805) 564-5470. If possible, notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements in most cases.
- C. 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.
- 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 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.

- 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](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. \*\***

**II. PRELIMINARY MATTERS:**

- A. Nominations and election of Chair and Vice Chair.

**\*\* Nomination of Bruce Bartlett as Chair  
John Jostes as Vice-Chair.  
Jacobs/Jostes Vote: 7/0  
Abstain: 0  
Absent: 0 \*\***

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

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

- C. Announcements and appeals.

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

- 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. JOINT PLANNING COMMISSION AND STAFF HEARING OFFICER  
CONCEPT REVIEW:**

**ACTUAL TIME: 1:13 P.M.**

**APPLICATION OF MIKE GONES, AGENT FOR SHARON CLENET, 1213  
HARBOR HILLS DRIVE, 035-480-037 (PORTION), 035-480-039, 035-480-040,  
035-480-041, E-1 ZONE, GENERAL PLAN DESIGNATION: RESIDENTIAL, 3  
UNITS/ACRE (MST2009-00385)**

The purpose of this concept review is to receive feedback and direction from the Planning Commission and Staff Hearing Officer on requested modifications prior to continued processing of the pending application. Approval of the requested modifications would allow for the development of a single-family residence on the property. **No formal action on the development proposal will be taken at the concept review, nor will any determination be made regarding environmental review of the proposed project.**

Upon review and formal action on the application for the development proposal, the proposed project requires the following discretionary applications:

1. A Lot Area Modification to provide 44,479 sf where 45,000 sf is required (SBMC §28.15.080 & 28.92.110); and
2. A Street Frontage Modification to provide approximately 15 ft of public street frontage where 90 ft is required (SBMC §28.15.080 & 28.92.110).

Case Planner: Daniel Gullett, Associate Planner  
Email: DGullett@SantaBarbaraCA.gov

**\*\* Review held. \*\***

**IV. DISCUSSION ITEM:**

**ACTUAL TIME: 2:33 P.M.**

**PLANNING COMMISSION'S REVIEW OF STAFF HEARING OFFICER ACTIONS.**

A discussion with the Staff Hearing Officer and Planning Commission regarding the Staff Hearing Officer review process over the last year and a half.

Case Planner: Susie Reardon,  
Email: SReardon @SantaBarbara CA.gov

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

**V. ADMINISTRATIVE AGENDA:**

**ACTUAL TIME: 2:49 P.M.**

A. Committee and Liaison Reports.

1. Staff Hearing Officer Liaison Report

**\*\* No report given \*\***

2. Other Committee and Liaison Reports

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

- B. Action on the review and consideration of the following Draft Minutes and Resolutions listed in B.3. of this Agenda.

**\*\* Approved the Minutes and Resolutions of November 19, 2009,  
December 10, 2009, and December 17, 2009.**

**Jostes/Jacobs Vote: 4/0**

**Abstain: 2 (Jordan, Schwartz)**

**Commissioner Jacobs abstained Item II.D in the Minutes of November 19, 2009  
and Resolution 045-09**

**Commissioner Lodge abstained from the Minutes and  
Resolution from December 10, 2009**

**Absent: 1 (Larson)\*\***

- C. Appointment of 2010 Primary and Alternate Liaisons to the City Boards and Commissions made in B.3 of this agenda.

**\*\* Appointments made.\*\***

VI. **ADJOURNMENT:**

**\*\* Meeting adjourned at 3:01 P.M. \*\***