



Chair Sheila Lodge
Commissioner Bruce Bartlett
Commissioner Stella Larson -
Commissioner Addison Thompson

Vice Chair Mike Jordan - *Absent*
Commissioner John Campanella
Commissioner Deborah L. Schwartz

**PLANNING COMMISSION
SPECIAL MEETING
FINISHED AGENDA**

**CITY COUNCIL CHAMBERS
CITY HALL – 735 ANACAPA STREET
THURSDAY, SEPTEMBER 6, 2012
1:00 P.M.**

NOTICES:

- A. TUESDAY, SEPTEMBER 4, 2012 **7:45 A.M.**
SITE VISIT 630 GARDEN STREET
Community Development Parking Lot
1533 Shoreline Drive

The Planning Commission visited the project site 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. THURSDAY, SEPTEMBER 6, 2012 **12:00 NOON**
LUNCH DE LA GUERRA PLAZA
City Hall, Room 15, Upstairs

The Planning Commission met informally with City Staff to discuss and update on status of long-range projects, new legislation, zoning enforcement items, status reports on previously-approved projects, and future agenda items.

**** Update given. ****

- C. Regular meetings of the Planning Commission can be viewed live on City TV-18, or on your computer via 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 and then clicking *Online Meetings*.
- 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 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.
- 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. 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 Jordan absent.****

II. PRELIMINARY MATTERS:

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

- 1. Draft Minutes of August 9, 2012
- 2. Resolution 012-12
909 Calle Cortita

**** Approved as corrected.
Thompson/Bartlett Vote: 5/0
Abstain: 1 (Schwartz)
Absent: 1 (Jordan) ****

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

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

C. Announcements and appeals.

**** No 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. NEW ITEM:

ACTUAL TIME: 1:05 P.M.

APPLICATION OF JIM ZIMMERMAN, ARCHITECT FOR ANINA DAVENPORT, 1533 SHORELINE DRIVE, APN 045-182--14, E-3/SD-3 ZONES, ONE FAMILY RESIDENCE AND COASTAL OVERLAY ZONES, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MST2012-00046).

The project consists of a proposal to construct a 1,229 square foot conforming second story addition to an existing 2,074 square foot residence with a 345 square foot attached two-car garage located on a 19,166 square foot lot in the appealable jurisdiction of the Coastal Zone and in the Hillside Design District. Project also includes a major façade remodel, a 92 square foot, one-story addition and interior remodel.

The discretionary applications required for this project are:

1. Three Modifications to allow a conforming second story addition to the existing legally nonconforming building that will alter the basic, exterior characteristics of the existing building within three of the interior setback on this flag lot (SBMC §28.92.110.A and 28.15.060); and
2. Coastal Development Permit (CDP2012-00002) 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 Act Guidelines Section 15301 (Existing Facilities).

Case Planner: Kelly Brodison

Email: KBrodison@SantaBarbaraCA.gov

Phone: 805-564-5470, ext. 4531

**** Continued indefinitely with comments.**

Larson/Bartlett Vote: 6/0

Abstain: 0

Absent: 1 (Jordan) **

IV. DISCUSSION ITEM:

ACTUAL TIME: 2:27 P.M.

TRAFFIC ANALYSIS AND FINDINGS RELATED TO THE CITY'S GROWTH MANAGEMENT PROGRAM.

On May 17, 2012 the Planning Commission initiated amendments to the City's Zoning Ordinance including the Development Plan Ordinance (DPO), SBMC §28.87.300 and Council Resolution No. 09-058 to carry out recently adopted General Plan Policy LG2, Limit Non-Residential Growth and LG7, Community Benefit Non-Residential Land Uses. The purpose of this hearing is for the Planning Commission to discuss and provide input on the traffic analysis component and related findings of the City's Growth Management Program. This is the second Planning Commission hearing that is focused on this subject. No action will be taken by the Planning Commission at this hearing.

Case Planner: Rob Dayton, Principal Transportation Planner
Email: RDaytonr@SantaBarbaraCA.gov

Phone: 805-564-5390

**** Discussion held. ****

V. ADMINISTRATIVE AGENDA:

ACTUAL TIME: 4:30 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 4:38 P.M. ****