



Chair Mike Jordan - Absent  
Commissioner Bruce Bartlett  
Commissioner Sheila Lodge  
Commissioner Addison Thompson

Vice Chair Deborah L. Schwartz  
Commissioner John Campanella  
Commissioner June Pujo

**PLANNING COMMISSION  
FINISHED AGENDA**

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**CITY COUNCIL CHAMBERS  
CITY HALL – 735 ANACAPA STREET  
THURSDAY, DECEMBER 5, 2013  
1:00 P.M.**

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**NOTICES:**

- A. TUESDAY, DECEMBER 3, 2013 **7:45 A.M.**  
**SITE VISIT** 630 GARDEN STREET  
Community Development Parking Lot  
1222 Shoreline Drive

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. THURSDAY, DECEMBER 5, 2013 **12:00 NOON**  
**LUNCH** DE LA GUERRA PLAZA  
City Hall, Room 15, Upstairs

The Planning Commission will meet informally with City Staff to discuss 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. \*\***

- C. 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 following Tuesday at [www.SantaBarbaraCA.gov/PCVideos](http://www.SantaBarbaraCA.gov/PCVideos).

- A. 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.
- B. 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.  
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 September 19, 2013
  2. Resolution 012-013  
Safety Element Recommendation to City Council
  3. Draft Minutes of October 3, 2013
  4. Resolution 013-013  
State Street, Cota Commuter Lot, and Coast Village Road Farmer's Markets

**\*\* Approved Minutes of September 19, 2013 and  
Resolution 012-13 with corrections.  
Lodge/Bartlett Vote: 6/0  
Abstain: 0  
Absent: 1 (Jordan)**

**\*\* Approved Minutes of October 3, 2013 and  
Resolution 013-13 with corrections.**

**Lodge/Bartlett Vote: 4/0**

**Abstain: 2 (Campanella, Thompson)**

**Absent: 1 (Jordan)\*\***

- 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. NEW ITEM:**

**ACTUAL TIME: 1:11 P.M.**

**APPLICATION OF JAMES ZIMMERMAN, ARCHITECT FOR ROBERT AND  
JAN KOPEL, 1222 SHORELINE DRIVE, APN 045-214-021, E-3/SD-3 ZONES,  
LOCAL COASTAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (5  
DU/AC) (MST2013-00207)**

The proposed project involves demolition of an existing one-story single family residence and detached garage, and construction of a new two-story, 1,680 square-foot single family residence and 440 square-foot detached garage on a 5,662 square-foot lot in the East Mesa Neighborhood. The discretionary application required for this project is a Coastal Development Permit (CDP2013-00005) to allow the proposed development in the Appealable Jurisdiction of the City's Coastal Zone (SBMC § 28.44.110).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to California Environmental Quality Act Guidelines Section 15303 (a): New Construction or Conversion of Small Structures, Single Family Residence.

Case Planner: Peggy Burbank, Project Planner

Email: PBurbank@SantaBarbaraCA.gov

Phone: (805) 564-5470, ext. 4582.

**\*\* Approved Coastal Development Permit.**

**Thompson/Pujo Vote: 6/0**

**Abstain: 0**

**Absent: 1 (Jordan)**

**Resolution No. 014-13. \*\***

**IV. DISCUSSION ITEM:**

**ACTUAL TIME: 1:42 P.M.**

**MUNICIPAL CODE AMENDMENTS RELATED TO FENCES, SCREENS,  
WALLS AND HEDGES (SBMC §28.87.170)**

The purpose of this discussion is to present the proposed Municipal Code amendments and accompanying draft guidelines and receive input on the proposal. At a subsequent Planning Commission meeting, staff will present a proposed final ordinance and guidelines and request that the Planning Commission make a recommendation to City Council for their adoption.

Case Planner: Renee Brooke, AICP, Senior Planner.

Email: RBrooke@SantaBarbaraCA.gov

Phone: (805) 564-5470, ext. 4466.

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

**V. ADMINISTRATIVE AGENDA:**

**ACTUAL TIME: 4:52 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 4:56 P.M. \*\***