



Chair Addison Thompson
Commissioner Jay D. Higgins
Commissioner Sheila Lodge
Commissioner Deborah L. Schwartz

Vice Chair John Campanella
Commissioner Mike Jordan
Commissioner June Pujo

**PLANNING COMMISSION
FINISHED AGENDA**

**CITY COUNCIL CHAMBERS
CITY HALL – 735 ANACAPA STREET
THURSDAY, NOVEMBER 5, 2015
1:00 P.M.**

NOTICES:

- A. TUESDAY, NOVEMBER 3, 2015
SITE VISIT

7:45 A.M.
630 GARDEN STREET
Community Development Parking Lot
2321 Edgewater Way*
Contact: Kelly Brodison
Email: KBrodison@SantaBarbaraCA.gov
Phone: (805) 564-5470, extension 4531

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. *Denotes story poles were up during the site visit.

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

- B. THURSDAY, NOVEMBER 5, 2015
LUNCH

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

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

1. Appointment of one Planning Commissioner to the Sign Ordinance Review Committee
Contact: Ariel Calonne, City Attorney
Email: ACalonne@SantaBarbaraCA.gov
Phone: (805) 564-5326

**** Commissioner Lodge appointed as Primary and
Commissioner Schwartz appointed as Alternate ****

2. General Overview of Airport Industrial Area Properties
Contact: Andrew Bermond, AICP, Project Planner
Email: ABermond@SantaBarbaraCA.gov Phone: (805) 692-6032

**** Discussion held. ****

3. 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. A rebroadcast schedule can be found at www.SantaBarbaraCA.gov/ProgramGuide. An archived video copy of this meeting will be viewable, on computers with high speed internet access, the next business day at www.SantaBarbaraCA.gov/PCVideos.
- 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. All Commissioners were present.****

II. PRELIMINARY MATTERS:

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

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

B. Announcements and appeals.

**** No announcements were made. ****

C. Review, consideration and action on the following draft Planning Commission Minutes and Resolutions:

1. Minutes of October 8, 2015

**** Approved with corrections.**

Lodge/Jordan Vote: 7/0

Abstain: 0

Absent: 0**

2. Minutes of October 15, 2015

**** Approved with corrections.**

Jordan/Lodge Vote: 7/0

Abstain: 0

Absent: 0**

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. RECOMMENDATION TO CITY COUNCIL:

ACTUAL TIME: 1:08 P.M.

ZONING ORDINANCE AMENDMENT TO ALLOW MINOR ZONING EXCEPTIONS IN THE INSTANCE OF DISCREPANCIES OR ERRORS IN ZONING INFORMATION REPORTS

The purpose of this public hearing was for the Planning Commission to review and make recommendations to the City Council regarding amendments to the Santa Barbara Municipal Code (SBMC) to allow the Community Development Director the authority to grant Minor Zoning Exceptions in the case of a discrepancy or error in Zoning Information Reports (ZIRs). This new Minor Zoning Exception process was one of the recommendations of the ZIR Working Group for ZIR process improvements. The City Council initiated the proposed amendment to the SBMC on February 10, 2015.

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Sections 15301, Existing Facilities, 15303, New Construction or Conversion of Small Structures, and 15305, Minor Alteration in Land Use Limitations.

Contact: Susan Reardon, Senior Planner
Email: SReardon@SantaBarbaraCA.gov

Phone: (805) 564-5470, ext. 4555

**** Recommended approval by City Council
with added conditions.
Jordan/Pujo Vote: 5/1 (Higgins)
Abstain: 1 (Schwartz)
Absent: 0
Resolution No. 016-15. ****

IV. NEW ITEM:

ACTUAL TIME: 3:02 P.M.

APPLICATION OF TOM MEANEY, ARCHITECT FOR JEFF AND KRISTI BARENS, 2321 EDGEWATER WAY, APN 041-350-009, E-3/SD-3 (ONE FAMILY RESIDENCE AND COASTAL OVERLAY) ZONES, LOCAL COASTAL PLAN LAND USE DESIGNATION: LOW DENSITY RESIDENTIAL (5 DU/AC) (MST2014-00411).

The project consists of a proposal to construct a new 3,505 square-foot, two-story single-family residence and an attached 400 square-foot two-car garage on a 14,334 square-foot lot in the Hillside Design District and the Appealable Jurisdiction of the Coastal Zone. The existing 1,945 square-foot, two-story single-family residence, 300 square-foot, detached two-car carport and 350 square-foot accessory building are proposed to be demolished. The proposed total of 3,905 square feet on a 14,334 square-foot lot is 91% of the required maximum floor-to-lot area ratio (FAR).

The discretionary application required for this project is a Coastal Development Permit (CDP2015-00007) to allow the proposed development in the Appealable Jurisdiction of the City's Coastal Zone (SBMC §28.44.060).

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

Contact: Kelly Brodison, Assistant Planner
Email: KBrodison@SantaBarbaraCA.gov Phone: (805) 564-5470, ext. 4531

**** Approved Coastal Development Permit
with added conditions.
Pujo/Campanella Vote: 7/0
Abstain: 0
Absent: 0
Resolution No. 017-15. ****

V. ADMINISTRATIVE AGENDA:

ACTUAL TIME: 4:13 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 4:16 P.M. ****