

DRAFT



City of Santa Barbara Planning Division

PLANNING COMMISSION MINUTES

December 6, 2012

CALL TO ORDER:

Chair Lodge called the meeting to order at 1:90 P.M.

I. ROLL CALL

Chair Sheila Lodge, Vice Chair Mike Jordan, Commissioners Bruce Bartlett, John P. Campanella, Stella Larson, Deborah L. Schwartz, and Addison Thompson.

STAFF PRESENT:

Bettie Weiss, City Planner
 John Ledbetter, Principal Planner
 Danny Kato, Senior Planner
 Susan Reardon, Senior Planner
 N. Scott Vincent, Assistant City Attorney
 Rob Dayton, Principal Transportation Planner
 Bea Gularte, Project Planner
 Suzanne Riegle, Assistant Planner
 Julie Rodriguez, Planning Commission Secretary

II. PRELIMINARY MATTERS:

A. Action on the review of the following Draft Minutes and Resolutions:

1. Draft Minutes of November 15, 2012
2. Resolution 018-012
1533 Shoreline Drive

MOTION: Schwartz/Bartlett

Approve the minutes and resolutions as corrected.

This motion carried by the following vote:

Ayes: 6 Noes: 0 Abstain: 1 (Larson). Absent: 0

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

None.

C. Announcements and appeals.

None.

D. Comments from members of the public pertaining to items not on this agenda.

Chair Lodge opened the public hearing at 1:03 P.M. and, with no one wishing to speak, closed the hearing.

III. STAFF HEARING OFFICER APPEAL:

ACTUAL TIME: 1:04 P.M.

APPEAL BY MIKE MCLAUGHLIN OF THE STAFF HEARING OFFICER'S DECISION FOR THE APPLICATION OF HOWARD WITTAUSCH, ARCHITECT FOR MIKE MCLAUGHLIN, 1654 SHORELINE DRIVE, APN 045-172-022, E-3 SINGLE-FAMILY RESIDENCE/SD-3 COASTAL OVERLAY ZONES, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MST2012-00319)

The existing 9,205 square foot site is currently developed with a 1,525 square foot residence with an attached two-car garage and a detached, 700 square foot, accessory/garage building. The proposal includes a 225 square foot addition to the main residence, relocation of the front entry porch and landing, roof replacement, permitting of an "as-built" spa, "as-built" pool equipment, "as-built" paving, and "as-built" alterations to the existing detached accessory/garage building to create a pool cabana not to exceed 500 square feet.

The discretionary application required for this project are:

1. A Modification to allow the garage portion of the detached accessory building to be converted to habitable space within the required six-foot interior setback (SBMC § 28.15.060 and SBMC § 28.92.110); and
2. A Modification to allow the pool equipment to encroach two-feet into the required six-foot interior setback. (SBMC § 28.15.060 and SBMC § 28.92.110)

On October 3, 2012, the Staff Hearing Officer approved Modification request #1, and denied Modification request #2. The applicant is appealing the denial of Modification request #2.

Case Planner: Suzanne Riegler, Assistant Planner

Email: SRiegler@SantaBarbaraCA.gov

Phone: 805-564-5470, ext. 2687

Suzanne Riegler, Assistant Planner, gave the Staff presentation.

Mike McLaughlin, Appellant, gave the Appellant presentation.

Some Commissioners remained concerned with the encroachment and the noise, and could not make the findings for modification request #2, agreeing with the Staff Hearing Officer. Others felt that the requested Modification was appropriate, with an enclosure to reduce noise levels.

MOTION: Thompson/Schwartz

Assigned Resolution No. 019-12

Uphold the appeal with the conditions outlined in Staff Hearing Officer Resolution 039-12, deleting Condition C and adding a condition that the Applicant shall construct a permanent pool equipment enclosure to attenuate the sound to be in compliance with the noise regulations (SBMC §9.16.025), and a post-construction noise study shall be submitted to verify compliance.

This motion carried by the following vote:

Ayes: 5 Noes: 2 (Larson, Lodge) Abstain: 0 Absent: 0

Chair Lodge announced the ten calendar day appeal period.

IV. RECOMMENDATION TO CITY COUNCIL:

ACTUAL TIME: 2:02 P.M.

CITY'S NONRESIDENTIAL GROWTH MANAGEMENT PROGRAM

The purpose of the meeting was for the Planning Commission to make recommendations to the City Council on necessary ordinance amendments to the Municipal Code including the Zoning Ordinance that implements the nonresidential growth management program including how square footage is allocated per parcel and the planning process required. The amendments include a new Traffic Management Strategy that identifies development areas with specific categories of nonresidential development available for allocation within each area.

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.

Case Planner: Bea Gularte, Project Planner
Email: BGularte@SantaBarbaraCA.gov

Phone: 805-564-5470, ext. 4556

Bea Gularte, Project Planner, gave the Staff presentation, joined by Bettie Weiss, City Planner; John Ledbetter, Principal Planner, and Rob Dayton, Principal Transportation Planner.

Chair Lodge opened the public hearing at 2:35 P.M.

The following people commented on the program:

1. Scott Schell, Associated Transportation Engineers, summarized a letter submitted by the Santa Barbara Planning Growth Management Program Stakeholders Group.

2. Trish Allen, echoed support of the letter submitted by the Santa Barbara Planning Growth Management Program Stakeholders Group,.
3. Ralph Horowitz, recapped his letter to the Commission dated December 3, 2012.
4. Lisa Plowman, Peikert Group, added her support to the letter submitted by the Santa Barbara Planning Growth Management Program Stakeholders Group.

With no one else wishing to speak, the public hearing was closed at 2:45 P.M.

The general consensus of the Planning Commission was that the Nonresidential Growth Management Program is going in the right direction.

MOTION: Bartlett/Thompson

Forward the Nonresidential Growth Management Program recommendation for adoption to City Council to include revised draft ordinance amendments, and amended Council Resolution with the Traffic Management Strategy, with numerical corrections.

This motion carried by the following vote:

Ayes: 7 Noes: 0 Abstain: 0 Absent: 0

V. ADMINISTRATIVE AGENDA

ACTUAL TIME: 3:55 P.M.

E. Committee and Liaison Reports.

1. Staff Hearing Officer Liaison Report

Commissioner Larson reported on the Staff Hearing Officer meeting held on November 28, 2012.

2. Other Committee and Liaison Reports

a. Commissioner Larson reported on the Historic Landmark Commission meeting of November 5, 2012.

b. Commissioner Thompson reported on Single Family Design Board meetings of November 19 and 26, 2012.

c. Commissioner Lodge reported on Harbor Commission meeting of November 15, 2012 and announced that the Parade of Lights will be held on December 9, 2012 at 5:30 p.m.

d. Commissioner Lodge announced that it was First Thursday, and museums and art galleries would be open late.

VI. ADJOURNMENT

Chair Lodge adjourned the meeting at 4:01 P.M.

Submitted by,

Julie Rodriguez, Planning Commission Secretary

DRAFT



City of Santa Barbara California

CITY OF SANTA BARBARA PLANNING COMMISSION

RESOLUTION NO. 019-12 1654 SHORELINE DRIVE MODIFICATIONS DECEMBER 6, 2012

APPEAL BY MIKE MCLAUGHLIN OF THE STAFF HEARING OFFICER'S DECISION FOR THE APPLICATION OF HOWARD WITTAUSCH, ARCHITECT FOR MIKE MCLAUGHLIN, 1654 SHORELINE DRIVE, APN 045-172-022, E-3 SINGLE-FAMILY RESIDENCE/SD-3 COASTAL OVERLAY ZONES, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MST2012-00319)

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On October 3, 2012, the Staff Hearing Officer approved Modification request #1, and denied Modification request #2. The applicant is appealing the denial of Modification request #2

WHEREAS, the Planning Commission has held the required public hearing on the above application, and the Applicant was present.

WHEREAS, no one appeared to speak in favor of the application, and no one appeared to speak in opposition thereto, and the following exhibits were presented for the record:

1. Staff Report with Attachments, November 29, 2012
2. Site Plans

NOW, THEREFORE BE IT RESOLVED that the City Planning Commission:

- I. Upheld the appeal and approved the modification to allow the as-built conversion of the garage to accessory space within the interior setback, and approved the modification to allow the pool equipment to encroach into the required interior setback, making the findings contained in SHO Resolution No. 039-12, and subject to the conditions of approval contained in this resolution. :

II. Said approval is subject to the following conditions:

- A. Record a Zoning Compliance Declaration against the property title due to the configuration of the accessory building.
- B. Revise the floor plan of the detached accessory building to eliminate the closets and storage areas within the changing area adjacent to the half-bathroom and outdoor kitchen areas.
- ~~C. Remove and/or relocate the unpermitted mechanical equipment, including pool and spa equipment, from the required setback to a conforming location.~~
- ~~D.C.~~ Remove the portion of the new trellis at the front of the garage from the required west interior setback.
- ~~E.D.~~ The outdoor kitchen amenities are limited to a sink and barbeque.
- ~~F.E.~~ The plastic outside drapes surrounding the outdoor kitchen area attached to the “pool house” shall be removed.
- ~~G.F.~~ Submit for a public works permit for the improvements proposed within the public right-of-way (e.g. widened driveway curb cut).
- G. Applicant shall construct a permanent pool equipment enclosure to attenuate the sound so that it is in compliance with the noise regulations (SBMC §9.16.025), and a post-construction noise study shall be submitted to verify compliance.

This motion was passed and adopted on the 6th day of December, 2012 by the Planning Commission of the City of Santa Barbara, by the following vote:

AYES: 5 NOES: 2 (Larson, Lodge) ABSTAIN: 0 ABSENT: 0

I hereby certify that this Resolution correctly reflects the action taken by the city of Santa Barbara Planning Commission at its meeting of the above date.

Julie Rodriguez, Planning Commission Secretary

Date

PLEASE BE ADVISED:

THIS ACTION OF THE PLANNING COMMISSION CAN BE APPEALED TO THE CITY COUNCIL WITHIN TEN (10) CALENDAR DAYS AFTER THE DATE THE ACTION WAS TAKEN BY THE PLANNING COMMISSION.