



# City of Santa Barbara

## Planning Division

### PLANNING COMMISSION MINUTES

August 9, 2012

#### **CALL TO ORDER:**

Chair Lodge called the meeting to order at 1:00 P.M.

#### **I. ROLL CALL**

Chair Sheila Lodge, Vice Chair Mike Jordan, Commissioners Bruce Bartlett, John P. Campanella, Stella Larson (arrived at 1:01 P.M.), Deborah L. Schwartz, and Addison Thompson.

Absent: Commissioner Schwartz.

#### **STAFF PRESENT:**

Allison De Busk, Project Planner  
N. Scott Vincent, Assistant City Attorney  
Michelle Bedard, Planning Technician  
Julie Rodriguez, Planning Commission Secretary

#### **II. PRELIMINARY MATTERS:**

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

1. July 12, 2012
2. Reso 010-12  
500 Block of West Junipero Street
3. July 19, 2012
4. July 26, 2012
5. Reso 011-12  
Recommendation to City Council on Adoption of Historic Resource Element

#### **MOTION: Bartlett/Thompson**

Approve the minutes and resolutions as corrected.

This motion carried by the following vote:

Ayes: 6 Noes: 0 Abstain: As noted. Absent: 1 (Schwartz)

Commissioners Campanella and Jordan abstained from the minutes and resolution of July 12, 2012.

Commissioner Lodge abstained from the minutes of July 19, 2012.

Commissioners Bartlett and Larson abstained from Items IV A and B of the minutes of July 19, 2012

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

None.

- C. Announcements and appeals.

Allison De Busk, Project Planner, made the following announcements:

1. The Planning Commission meetings of August 16 and 23, 2012 have been cancelled and the next meeting of the Planning Commission will be September 6, 2012.
2. There will be a joint meeting of the City Council and Planning Commission on October 24, 2012.
3. Two of the General Plan implementation issues: Growth Management and Average Unit Density Program (AUD) will be coming back to the Planning Commission for discussion. Growth Management in October and AUD by the end of the year.

- 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. NEW ITEM:**

**ACTUAL TIME: 1:03 P.M.**

**APPLICATION OF GEORGE & DEANNA GREGG, 909 CALLE CORTITA, APN 041-176-015, E-1 ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL, 3 UNITS PER ACRE (MST2011-00353)**

The proposed project involves 999 square feet of one- and two-story additions to an existing 2,080 square foot two-story single-family residence with an attached 418 square foot two-car garage. The project site is located on a 9,727 square foot lot in the Hillside Design District and has an average slope of 33%. A total of 290 cubic yards of grading is proposed and will be balanced on site. This project will result in a three-story, 3,497 square foot single-family residence and is 99% of the maximum allowed floor-to-lot area ratio (FAR).

The discretionary application required for this project is a Modification to allow the net floor area of the proposed residence to exceed 85% of the maximum allowable net floor area for the lot (SBMC§28.92.110.A.6).

Case Planner: Michelle Bedard, Planning Technician

Email: MBedard@SantaBarbaraCA.gov

Phone: 805-564-5470, ext. 4551

Michelle Bedard, Planning Technician, gave the Staff presentation.

George Gregg, Owner, gave the applicant presentation.

Chair Lodge opened the public hearing at 1:39 P.M.

Kirk Gradin, Architect and neighbor, spoke in support of the project and noted that the project would not be here were it not for the Greggs following the recommendation of the Single Family Design Board (SFDB) to increase the square footage of the project. Suggested the neighbor's privacy could be obtained by use of lattice or other privacy screening on their property.

With no one else wishing to speak, the public hearing was closed at 1:42 P.M.

**MOTION: Jordan/Bartlett**

**Assigned Resolution No. 012-12**

Approved the project, making the findings for the modification outlined in the Staff Report, dated August 2, 2012, subject to the Conditions of Approval in Exhibit A of the Staff Report with the following revisions to the Conditions of Approval: Project to include the engineering and repair of the driveway in order to restore and maintain access to the existing two-car garage

This motion carried by the following vote:

Ayes: 6 Noes: 0 Abstain: 0 Absent: 1 (Schwartz)

Chair Lodge announced the ten calendar day appeal period.

**IV. ADMINISTRATIVE AGENDA**

**ACTUAL TIME: 1:56 P.M.**

A. Committee and Liaison Reports.

1. Staff Hearing Officer Liaison Report

Commissioner Larson reported on the Staff Hearing Officer meeting held on August 8, 2012.

2. Other Committee and Liaison Reports
  - a. Commissioner Larson reported on the Historic Landmarks Commission meeting of August 1, 2012.
  - b. Commissioner Bartlett reported on the Architectural Board of Review meeting of August 6, 2012.

V. **ADJOURNMENT**

Chair Lodge adjourned the meeting at 1:59 P.M.

Submitted by,

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Julie Rodriguez, Planning Commission Secretary