



# City of Santa Barbara Planning Division

## PLANNING COMMISSION MINUTES

September 6, 2012

### **CALL TO ORDER:**

Chair Lodge called the meeting to order at 1:02 P.M.

### **I. ROLL CALL**

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

Absent: Commissioner Mike Jordan.

### **STAFF PRESENT:**

Bettie Weiss, City Planner

John Ledbetter, Principal Planner

Danny Kato, Senior Planner

N. Scott Vincent, Assistant City Attorney

Kelly Brodison, Assistant Planner

Gabriela Feliciano, Commission Secretary

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

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

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

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

Approve the minutes and resolution as corrected.

This motion carried by the following vote:

Ayes: 5 Noes: 0 Abstain: 1 (Schwartz) Absent: 1 (Jordan)

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 1:05 P.M. and, with no one wishing to speak, closed the hearing.

**III. NEW ITEM:**

**ACTUAL TIME: 1:05 P.M.**

**APPLICATION OF JIM ZIMMERMAN, ARCHITECT FOR ANINA DAVENPORT, 1533 SHORELINE DRIVE, APN 045-182-014, 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. Two 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

Kelly Brodison, Assistant Planner, gave the Staff presentation.

Jim Zimmerman, Architect, gave the applicant presentation.

Chair Lodge opened the public hearing at 1:28 P.M.

The following people spoke with concerns:

1. Jan Griffin, neighbor: obstruction of partial ocean views from Santa Rosa Lane.
2. Michael Baugus read a letter from Fay and David Bisno: privacy and second-story issues.
3. Michael Baugus, adjacent neighbor: privacy and second-story issues, and need for neighbor-friendly project.
4. Ilona Miller, eastern adjacent neighbor: privacy issues, and loss of views for pedestrians.

With no one else wishing to speak, the public hearing was closed at 1:38 P.M.

Chair Lodge acknowledged receipt of letters and emails from Fay and David Bisno, Barry Nisen, Norman Sorg, and Paula Westbury.

Fred Sweeney, Single Family Design Board (SFDB) Vice-Chair, gave insight on the SFDB's previous review of the project: spoke on concerns with window locations and cone of view, and neighbor privacy concerns.

Commission comments:

1. The modifications are supportable.
2. The sensitivity of the architecture relative to a coastal area is appreciated.
3. The mass of the home is of concern.
4. The second floor size and configuration are of most concern because of its impactful orientation and size for a house of this square footage. Consider a different orientation and smaller size.
5. The second floor impact is exacerbated by the large volume of unused attic in the center of the house in addition to being spread perpendicular to the neighborhood's view angle to the ocean.
6. Consider a privacy study.
7. Consider a second floor nestled closer to the big tree located on the east side and the elimination of the second floor window facing the west side to reduce privacy issues.
8. 1541 Shoreline Drive should be represented on the Site Plan.

**MOTION: Larson/Bartlett**

Continued indefinitely to the Single Family Design Board with direction that the second story mass should be reduced and the applicant should attempt to preserve the neighbors' privacy to the greatest extent feasible: 1) The necessity for the modification request is acknowledged by the Commission given the configuration of the existing house. 2) The reconsideration of the second floor massing should take into account more of the development pattern of the Mesa Neighborhood and the fact that it is a hillside lot. 3) The massing should be oriented parallel with view angles, versus perpendicular. 4) Reconsider elimination or reduction of the unused, excessive attic space, which is adding to the apparent mass, bulk and scale of the second floor. 5) Study privacy issues as expressed by neighbors.

This motion carried by the following vote:

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

**\*\* THE COMMISSION RECESSED FROM 2:15 P.M. TO 2:26 P.M. \*\***

**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: RDayton@SantaBarbaraCA.gov

Phone: 805-564-5390

Rob Dayton, Principal Transportation Planner, gave the Staff presentation.

Chair Lodge opened the public hearing at 3:08 P.M.

The following people commented with concerns:

1. Lisa Plowman was concerned with overriding considerations, requested that the limitation be removed from the program; concerned about limiting commercial redevelopment of sites to 1,000 square feet outside of Downtown; and development on small lots in the Upper State Street neighborhood.
2. Scott Schell felt that flexibility is needed for future decision makers; where the square footage line is drawn; types of uses allowed better identified; non-residential development project-specific impact threshold policy in the downtown core; and neighborhood balance between retail services and continued residential growth.
3. Steve Leider, local commercial real estate broker, felt flexibility is needed in the Upper State Street area, particularly vacant land and Hitchcock Way dealerships zoned E-3/PD.
4. Trish Allen would like to see more flexibility in outlying areas; and for economic development.

With no one else wishing to speak, the public hearing was closed at 3:25 P.M.

Commission comments:

1. There should be a balance between putting some tools in place and not tying decision-makers' and the community's hands.
2. One way of mitigating increased traffic would be to upgrade/provide stronger public transportation in certain areas.
3. When looking at opportunity sites, consider neighborhood function: its purpose, benefit, and type of use. Do not make them 'lost opportunities.'

4. In the transfer of non-residential footage and the related traffic impacts, consider an option of transferring only the square footage and not the traffic.
5. In the transfer of square footage, conversion into different use in addition to transferring square footage to a different site is supportable.
6. The development of residential housing and the economic development of allowed commercial use have to go hand-in-hand.
7. The better approach is to cautiously permit developments that increase traffic.
8. The city already has more than adequate amount of commercial zoning. Any program that works towards meeting the community's need of more housing is supportable.
9. There are advantages to giving decision-makers flexibility in order to place more usage on prime sites.
10. In summary, the Commission is comfortable with the staff proceeding to draft the ordinance and growth management program based on the staff proposal.

**V. ADMINISTRATIVE AGENDA**

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

**E. Committee and Liaison Reports.**

1. Staff Hearing Officer Liaison Report

Commissioner Larson reported on the Staff Hearing Officer meeting held on September 5, 2012.

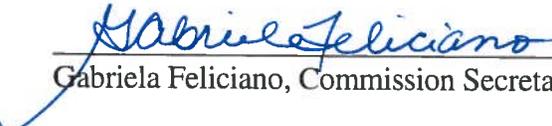
2. Other Committee and Liaison Reports

- a. Commissioner Larson reported on the Historic Landmarks Commission meeting on August 15, 2012.
- b. Commissioners Bartlett and Larson reported on the Highway 101 Design Review Team meeting on September 5, 2012.
- c. Commissioner Thompson reported on the Single Family Design Board.
- d. Commissioner Lodge reported on the August 16, 2012, Harbor Commission meeting.

**VI. ADJOURNMENT**

Chair Lodge adjourned the meeting at 4:38 P.M.

Submitted by,

  
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Gabriela Feliciano, Commission Secretary