



# City of Santa Barbara Planning Division

## PLANNING COMMISSION MINUTES

June 13, 2013

### CALL TO ORDER:

Chair Jordan called the meeting to order at 1:04 P.M.

### I. ROLL CALL

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

### STAFF PRESENT:

Renee Brooke, Senior Planner  
N. Scott Vincent, Assistant City Attorney  
Peggy Burbank, Project 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 May 23, 2013.
2. Resolution 009-13  
Recommendation to City Council on Changes to the City's Zoning and General Plan Maps.

### MOTION: Pujo/Schwartz

Approve the minutes and resolution of May 23, 2013 as corrected.

This motion carried by the following vote:

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

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

None.

C. Announcements and appeals.

Ms. Brooke made the following announcements:

1. The Planning Commission meeting of June 20, 2013 has been cancelled. The next regular meeting of the Planning Commission will be on July 11, 2013.
  2. City Council Ordinance Committee will be hearing proposed amendments related to the hedge ordinance on June 25, 2013, at noon in Council Chambers.
- D. Comments from members of the public pertaining to items not on this agenda.
- Chair Jordan opened the public hearing at 1:07 P.M. and, with no one wishing to speak, closed the hearing.

**III. NEW ITEM:**

**ACTUAL TIME: 1:07 P.M.**

**APPLICATION OF MICHAEL MERRILL FOR MERRILL FAMILY LIVING TRUST, 448 ALAN ROAD, APN 047-072-007, E-3 (ONE-FAMILY RESIDENCE)/SD-3 (COASTAL OVERLAY) ZONES, GENERAL PLAN DESIGNATION: RESIDENTIAL (MAXIMUM 3 DU/AC), MST2013-00062.**

The proposed project involves demolition of an existing one-story 1,529 sq. ft. single-family residence and 329 sq. ft detached carport, and construction of a new one-story 1,645 sq. ft. single-family residence and an attached 434 sq. ft. two-car garage, on a 10,018 sq. ft. lot.

The project will require 850 cubic feet of cut and 1,710 cubic feet of fill including 1,060 cubic feet of imported fill, because the present grade sits below Alan Road due to a large swale on the property. The fill will raise the building footprint to the same level as the neighboring properties on either side. Grading will extend a few feet onto the adjoining parcel at 444 Alan Road (APN 047-072-008). The discretionary application required for this project is a Coastal Development Permit (CDP2013-00002) to allow the proposed development in the Appealable and Non-Appealable Jurisdictions 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.

Case Planner: Peggy Burbank, Project Planner  
Email: PBurbank@SantaBarbaraCA.gov

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

Peggy Burbank, Project Planner, gave the Staff presentation.

Kurt Magness, Architect, gave the Applicant presentation.

Chair Jordan opened the public hearing at 2:03 P.M. and with no one wishing to speak, the public hearing was closed.

**MOTION: Pujó/Bartlett**

**Assigned Resolution No. 010-13**

Approved the project, making the findings for the Coastal Development Permit outlined in the Staff Report, dated June 5, 2013, subject to the Conditions of Approval in Exhibit A of the Staff Report with the following revisions to the Conditions of Approval:

1. Revise Item C.2. Screened Backflow Device to remove "solar panels and/".
2. Revise Condition D.2.a. to read "All planted areas from the toe of the west Arroyo Burro Creek bank to 30 feet west of the top of the creek bank must be planted with native vegetation of local genetic stock only, and the landscape plan shall be revised to meet project conditions of approval."
3. Replace Condition D.2.b. with new condition to read "A restoration plan covering removal of debris, ivy, and other existing vegetation, replanting and plant maintenance, shall be prepared by a licensed landscape architect."
4. Existing Condition D.2.b would now become D.2.c and read, "The landscape architect shall meet with Creeks Division Staff to review the draft restoration plan prior to final approval from the SFDB for compliance with 2.a and 2.b. above. (please contact George Johnson 897-1958)."
5. Add standard condition to "E. Construction Implementation Requirements" that encourages recycling, and/or reuse of demolition materials be carried out to the extent feasible.

This motion carried by the following vote:

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

Chair Jordan announced the ten calendar day appeal period.

**IV. ADMINISTRATIVE AGENDA**

**ACTUAL TIME: 2:27 P.M.**

**E. Committee and Liaison Reports.**

**1. Staff Hearing Officer Liaison Report**

Commissioner Lodge reported on the Staff Hearing Officer meeting held on June 12, 2013.

**2. Other Committee and Liaison Reports**

a. Commissioner Lodge reported on the Historic Landmarks Committee meeting of June 5, 2013.

b. Commissioner Thompson reported on Single Family Design Board meeting of June 10, 2013.

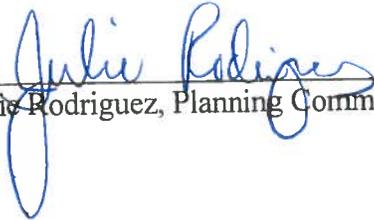
c. Commissioner Schwartz reported on the Downtown Parking Committee and Transportation and Circulation Committee meeting held that morning.

- d. Commissioner Bartlett reported on the Architectural Board of Review meeting of June 10, 2013.

V. **ADJOURNMENT**

Chair Jordan adjourned the meeting at 2:34 P.M.

Submitted by,

  
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Julie Rodriguez, Planning Commission Secretary