



# City of Santa Barbara Planning Division

## PLANNING COMMISSION MINUTES

July 17, 2014

### **CALL TO ORDER:**

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

### **I. ROLL CALL**

Chair Deborah L. Schwartz, Vice Chair Addison Thompson, Commissioners Bruce Bartlett, John P. Campanella, and June Pujó.

**Absent: Commissioners Jordan and Lodge**

### **STAFF PRESENT:**

Renee Brooke, Senior Planner  
N. Scott Vincent, Assistant City Attorney  
Dan Gullett, Project Planner  
Julie Rodriguez, Planning Commission Secretary

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

A. Action on the review of the following Minutes and Resolutions: Continued from July 10, 2014

1. Draft Minutes of June 5, 2014

#### **MOTION: Bartlett/Pujo**

Approve the minutes as corrected.

This motion carried by the following vote:

Ayes: 4 Noes: 0 Abstain: 1 (Thompson). Absent: 2 (Jordan, Lodge)

2. Resolution No. 013-14  
351, 361 & 371 South Hitchcock way and 350 & 360 South Hope Avenue

3. Resolution No, 014-15  
2559 Puesta del Sol

**MOTION: Bartlett/Pujo**

Approve the resolutions.

This motion carried by the following vote:

Ayes: 4 Noes: 0 Abstain: 1 (Thompson). Absent: 2 (Jordan, Lodge)

- 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 Schwartz opened the public hearing at 1:04 P.M. and, with no one wishing to speak, closed the hearing.

**III. NEW ITEM:**

**ACTUAL TIME: 1:04 P.M.**

**APPLICATION OF CAMERON CAREY, AGENT FOR SANTA BARBARA ZOOLOGICAL GARDENS (TENANT); 500 NIÑOS DRIVE, (APN 017-382-002); PR/SD-3 PARK AND RECREATION, AND COASTAL OVERLAY ZONES; LOCAL COASTAL PLAN DESIGNATION: OPEN SPACE/REGIONAL PARK, (MST2013-00465)**

The project consists of a new 1,300 square foot giraffe barn at the Santa Barbara Zoo. The structural steel and plaster enclosure will be 24'-8" tall with two sliding entry doors and sliding panels at the top of two walls for ventilation. The structure will be heated with gas-powered space heaters and illuminated by low impact security lighting. No grading will be required and the existing concrete pad adjacent to the existing giraffe barn will be reused in its current location. The project also includes an approximately 8,000 square foot bio-infiltration/filtration system to address on-site storm water management.

The discretionary application required for this project is a Coastal Development Permit (CDP2014-00007) 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).

Case Planner: Kelly Brodison, Assistant Planner

Email: KBrodison@SantaBarbaraCA.gov

Phone: (805) 564-5470, ext. 4531

Renee Brook, Senior Planner, gave the Staff presentation.

Rich Block, Chief Executive Officer, Santa Barbara Zoo, gave the Applicant presentation. Cameron Carey, Tynan Group; and Guillermo Gonzalez, Van Atta Associates, were available for responding to any of the Commission's questions.

Chair Schwartz opened the public hearing at 1:20 P.M. and, with no one wishing to speak, the public hearing was closed.

**MOTION: Pujo/Bartlett**

**Assigned Resolution No. 017-14**

Approved the project, making the findings for the Coastal Development Permit and Park and Recreation Zone as outlined in the Staff Report, dated July 10, 2014, subject to the Conditions of Approval in Exhibit A of the Staff Report, with the following revisions to the Conditions of Approval distributed July 17, 2014:

1. Revise Condition B.3. "Oak Tree Protection."
2. Add Condition C.3. "Tree Protection During Construction."
3. Add Condition D.1.g. "Requirements for Archaeological Resources."

This motion carried by the following vote:

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

Chair Schwartz announced the ten calendar day appeal period.

**IV. CONTINUED ITEM:**

**ACTUAL TIME: 1:52 P.M.**

**APPLICATION OF BILL McREYNOLDS FOR CITY VENTURES URBAN LAND LLC, 240 W. ALAMAR AVENUE, APN 051-283-001, R-3 (LIMITED MULTIPLE FAMILY RESIDENCE) & SD-2 (SPECIAL DISTRICT) ZONES, GENERAL PLAN DESIGNATION: MED/HIGH DENSITY RESIDENTIAL (15-27 UNITS/ACRE) (MST2013-00022)**

The project consists of the demolition of a single-family residence and detached garage, and construction of a two- and three-story 7,410 square foot condominium building containing four price-restricted, three-bedroom units affordable to moderate income households. Two parking spaces would be provided per unit; two-car garages for three units and a one-car garage and one uncovered parking space for the back unit. The property area is 14,808 square feet and includes a reach of Mission Creek.

The discretionary applications required for this project are:

1. A Front Setback Modification to allow the building to encroach into the 20-foot front setback (SBMC §28.45.008 & §28.92.110); and
2. A Tentative Subdivision Map for a one-lot subdivision to create four residential condominium units (SBMC Chapters 27.07 and 27.13).

The project requires an environmental finding pursuant to California Environmental Quality Act Guidelines Section 15183.

Case Planner: Dan Gullett, Project Planner  
Email: DGullett@SantaBarbaraCA.gov

Phone: (805) 564-5470, ext. 4550

Dan Gullett, Project Planner, gave the Staff presentation.

Detlev Peikert, Peikert Group Architects, and Bill McReynolds, City Ventures Urban Land, LLC, gave the Applicant presentation.

Stephanie Poole, Architectural Board of Review (ABR) Member, provided comments on ABR's review of the project and ABR's position on the requested front setback encroachment.

Chair Schwartz opened the public hearing at 2:49 P.M. and, with no one wishing to speak, the public hearing was closed.

**MOTION: Thompson/Campanella**

**Assigned Resolution No. 018-14**

Approved the project, making the findings for the Tentative Subdivision Map and Front Setback Modification as outlined in the Staff Report, dated July 10, 2014, subject to the Conditions of Approval in Exhibit A of the Staff Report.

This motion carried by the following vote:

Ayes: 3 Noes: 2 (Bartlett, Pujo) Abstain: 0 Absent: 2 (Jordan, Lodge)

Commissioners Bartlett and Pujo could not make the findings for the Front Setback Modification.

Chair Schwartz announced the ten calendar day appeal period.

**V. ADMINISTRATIVE AGENDA**

**ACTUAL TIME: 3:02 P.M.**

**A. Committee and Liaison Reports**

**1. Staff Hearing Officer Liaison Report**

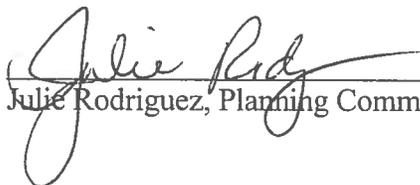
None was given

2. Other Committee and Liaison Reports
  - a. Commissioner Thompson reported on the Historic Landmarks Commission meeting of July 16, 2014.
  - b. Commissioner Thompson reported on the Airport Commission meeting of July 16, 2014.
  - c. Commissioner Campanella reported on the Downtown Parking Committee meeting held earlier in the day.
  - d. Commissioner Schwartz reported on the Water Commission meeting of July 14, 2014.
3. Report from the Chair
  - a. Chair Schwartz reported that the next Planning Commission meeting will be held on July 24, 2014.

**VI. ADJOURNMENT**

Chair Schwartz adjourned the meeting at 3:14 P.M.

Submitted by,

  
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Julie Rodriguez, Planning Commission Secretary

