



# City of Santa Barbara Planning Division

## PLANNING COMMISSION MINUTES

December 18, 2014

### CALL TO ORDER:

Chair Schwartz called the meeting to order at 1:05 P.M.

### I. ROLL CALL

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

**Absent: Commissioner Bruce Bartlett**

### STAFF PRESENT:

Renee Brooke, Senior Planner  
N. Scott Vincent, Assistant City Attorney  
Tony Boughman, 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 13, 2014

**MOTION: Thompson/Lodge**

Approve the minutes as corrected.

This motion carried by the following vote:

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

2. Draft Minutes of November 20, 2014

**MOTION: Thompson/Jordan**

Approve the minutes.

This motion carried by the following vote:

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

3. PC Resolution No. 029-14  
1130 State Street

Under Condition II.D.1.c.5., on Page 9, regarding Edison Service, Staff and the Applicant request a rewording to read:

*“Owner or Museum shall be responsible for obtaining electrical service for their building. If the transformer or electrical service is to be located on City property, Owner or Museum shall obtain the appropriate authorization for use of City property prior to the installation. Owner or Museum shall continue to coordinate with the City and Southern California Edison (SCE) to establish an appropriate location to install an Edison transformer. If any trenching occurs on City property, Owner or Museum shall repair the affected area to the satisfaction of the City Engineer.”*

Trish Allen, Suzanne Elledge Planning and Permitting Services, was available to answer any of the Commission’s questions regarding the condition change.

**MOTION: Thompson/Lodge**

Approve Resolution as amended.

This motion carried by the following vote:

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

- 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’s decision on 511 Brosian Way was appealed to City Council and will be heard on January 27, 2015.
2. Commissioner Bruce Bartlett has completed his Planning Commission term after serving on the Commission two terms. Jay Higgins has been appointed as the incoming Planning Commissioner beginning January 2015.
3. Most City offices will be closed Wednesday, December 24, 2014, through January 2, 2015, and will reopen on Monday, January 5, 2015.

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

Chair Schwartz opened the public hearing at 1:19 P.M. and, with no one wishing to speak, closed the hearing.

**III. CONSENT ITEM:**

**ACTUAL TIME: 1:19 P.M.**

**APPLICATION OF JOSE LUIS ESPARZA, ARCHITECT FOR SHANE AND KATIE MAHAN, 302 COLEMAN AVENUE, APN 045-081-007, E-3 (ONE-FAMILY RESIDENCE)/S-D-3 (COASTAL OVERLAY) ZONES, LOCAL COASTAL PLAN DESIGNATION: RESIDENTIAL 5 UNITS PER ACRE (MST2014-00498)**

The proposed project involves alterations to an existing 1,690 square-foot one-story single-family residence with attached garage. The proposal would demolish the existing 380 square-foot attached garage and replace it with habitable space and a 100 square-foot addition to create two new bedrooms and a bathroom. The proposal also includes construction of a new 435 square-foot two-car attached garage. An existing detached 108 square-foot storage shed would be converted to a workshop. The project is located on a 9,328 square-foot lot in the Appealable Jurisdiction of the Coastal Zone.

The discretionary application required for this project is a Coastal Development Permit (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 15301.

Case Planner: Tony Boughman, Assistant Planner

Email: TBoughman@SantaBarbaraCA.gov

Phone: (805) 564-5470, ext. 4539

Commissioner Jordan requested that the Planning Commission waive the Staff Report.

**MOTION: Jordan/Thompson**

Waive the Staff Report.

This motion carried by the following vote:

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

Commissioner Jordan would like to see Coastal Development Permits for consent items such as this minor residential project handled Administratively or heard before the Staff Hearing Officer rather than the having the Applicant bear the time and expense of coming before the Planning Commission. Commissioner Thompson would like to see current review of the Local Coastal Plan (LCP) update consider situations like this one so that the Applicant is not required to come before the Planning Commission. Commissioners Campanella, Pujo, Lodge, and Schwartz concurred with peer remarks.

Chair Schwartz opened the public hearing at 1:29 P.M. and with no one wishing to speak, the public hearing was closed.

**MOTION: Jordan/Lodge**

**Assigned Resolution No. 031-14**

Approved the project, making the findings for the Coastal Development Permit as outlined in the Staff Report, dated December 4, 2014, subject to the Conditions of Approval in Exhibit A of the Staff Report with the revision of December 18, 2014 as the hearing date.

This motion carried by the following vote:

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

Chair Schwartz announced the ten calendar day appeal period. Due to the Holiday schedule, the appeal deadline has been extended to Monday, January 5, 2015.

**IV. ADMINISTRATIVE AGENDA**

**ACTUAL TIME: 1:34 P.M.**

A. Committee and Liaison Reports

1. Staff Hearing Officer Liaison Report

Commissioner Jordan reported on the Staff Hearing Officer meeting of November 26, 2014, and shared accolades for Susan Reardon, Staff Hearing Officer.

2. Other Committee and Liaison Reports

a. Commissioner Lodge reported on the Historic Landmarks Commission meeting of December 17, 2014.

b. Commissioner Campanella reported on the Architectural Board of Review meeting of December 8, 2014.

c. Commissioner Schwartz reported that she and Commissioner Campanella attended the County's Housing Stakeholder Focus Group meeting on November 20, 2014.

d. Commissioner Schwartz reported on the Water Commission meeting of December 8, 2014.

e. Commissioner Campanella reported that outgoing Commissioner Bartlett was most appreciative of all comments received by Commissioners and Staff. Commissioner Campanella also expressed appreciation for work done by Chair Schwartz this year.

3. Report from the Chair

a. Chair Schwartz acknowledged the recent passing of local architect, Jim Zimmerman.

b. Chair Schwartz reported that the next Planning Commission meeting will be January 8, 2015.

V. ADJOURNMENT

Chair Schwartz adjourned the meeting at 1:45 P.M.

Submitted by,

  
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Julie Rodriguez, Planning Commission Secretary

