



City of Santa Barbara

Planning Division

PLANNING COMMISSION MINUTES

September 8, 2016

CALL TO ORDER:

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

I. ROLL CALL

Chair John P. Campanella, Vice-Chair June Pujo, Commissioners Jay D. Higgins, Mike Jordan, Sheila Lodge, and Deborah L. Schwartz

Absent: Commissioner Addison Thompson

STAFF PRESENT:

Beatriz Gularte, Senior Planner

Danny Kato, Senior Planner

N. Scott Vincent, Assistant City Attorney

George Thomson, Parks Capital Projects Supervisor

Tony Boughman, Assistant Planner

Andrew Perez, Planning Technician

Jennifer Sanchez, Commission Secretary

II. PRELIMINARY MATTERS:

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

None.

B. Announcements and appeals.

Ms. Gularte made the following announcements:

1. The regular Planning Commission meeting of September 15, 2016 is cancelled.
2. The Planning Commission's decision on 1925 El Camino de la Luz has been appealed to City Council. The hearing date is pending.
3. The Staff Hearing Officer's decision on 256 San Clemente Avenue has been appealed to the Planning Commission. A hearing date will be set in October.

C. Review, consideration and action on the following draft Planning Commission Minutes and Resolutions:

1. August 25, 2016
2. PC Resolution No. 021-16
1925 El Camino de la Luz

MOTION: Lodge/Jordan

Approve the minutes and resolution to include the requested Applicant changes:

1. Add to PC Resolution No. 021-16: "Whereas, the applicant team, including Attorney Steven Kaufman, Pat Shrieres, Clay Aurell, representing the applicant, were present and made comments in support of their project."
2. Add to PC Resolution No 021-16 under correspondence received, the August 23, 2016 letter from "Richard Monk and Steven Kaufmann, Attorneys, via email."

This motion carried by the following vote:

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

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

Chair Campanella opened the public hearing at 1:04 P.M.

Mark Sheridan commented about the Average Unit-Size Density (AUD) Program. He asked the Planning Commission to work with urgency and show leadership and help staff find more time to vet the program He also asked for a moratorium on new applications.

With no one else wishing to speak, the public hearing was closed at 1:06 P.M.

III. NEW ITEM:

ACTUAL TIME: 1:07 P.M.

APPLICATION OF JILL ZACHARY, CITY PARKS AND RECREATION DEPARTMENT, 1414 PARK PLACE, APN 017-381-001, PARK AND RECREATION ZONE, GENERAL PLAN AND LOCAL COASTAL PROGRAM LAND USE PLAN DESIGNATION: RECREATION/OPEN SPACE (MST2015-00349)

The project consists of the installation of a new playground and patio at the Municipal Tennis Courts. Site amenities will include a new playground structure and pad, playground fencing, a new patio area, benches, trash and recycle cans, two drinking fountains, signage, and new landscaping. An area of the existing parking lot will be demolished to accommodate the new playground and a portion of the existing landscaping will be converted to the new patio. Asphalt and concrete pathways around the existing tennis courts and proposed playground will be repaired. Safety improvements will include: installation of two pole lights near the playground, new exterior lighting at the restrooms, two chain link gates at the practice tennis

courts, and a new swing gate at the parking lot entrance. A portion of the existing parking lot will be restriped to improve circulation. The project will result in the loss of one parking space for a total of 72 uncovered spaces. A total of 69 cubic yards of cut and fill will be balanced on site for the proposed project. The tennis facility stadium is on the City's List of Potential Historic Resources.

The discretionary application required for this project is a Coastal Development Permit (CDP2016-00006) to allow the proposed development in the Non-Appealable Jurisdiction of the City's Coastal Zone (SBMC §28.44.060).

The project is considered a Major Public Works Project given its cost per the definition in the SD-3 Coastal Overlay Zone, and therefore is considered Appealable Development that can be appealed to the California Coastal Commission.

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.

Contact: Tony Boughman, Assistant Planner

Email: TBoughman@SantaBarbaraCA.gov

Phone: (805) 564-5470, extension 4539

Tony Boughman, Assistant Planner, gave the Staff presentation. George Thomson, Parks Capital Projects Supervisor, was available to answer questions.

Chair Campanella opened the public hearing at 1:39 P.M. and, with no one wishing to speak, closed the hearing.

MOTION: Jordan/Higgins

Assigned Resolution No. 025-16

Approve the project, making the findings for the Coastal Development Permit and the Park and Recreation Facility, as outlined in the Staff Report, dated August 25, 2016, subject to the Conditions of Approval in Exhibit A of the Staff Report.

During deliberation, some commissioners commented on consideration for the inclusion of additional park benches next to the playground, but left that decision open to the discretion of Parks & Recreation Department Staff.

This motion carried by the following vote:

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

Chair Campanella announced the ten calendar day appeal period.

IV. STAFF HEARING OFFICER APPEAL:

ACTUAL TIME: 1:45 P.M.

APPLICATION OF DAWN SHERRY, ARCHITECT FOR SBCH PROPERTIES, LLC, 2912 DE LA VINA STREET, APN 051-180-029, C-2/SD-2 (COMMERCIAL/SPECIAL DESIGN DISTRICT) ZONES, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MAX 5 DU/ACRE) (MST2015-00150)

This is an appeal of the decision of the Staff Hearing Officer for a requested modification on July 20, 2016. The Staff Hearing Officer denied the requested modification as proposed and approved an alternate design. The applicant is appealing the alternate design.

The 17,857 square-foot site is currently developed with a 1,200 square-foot commercial building and a 452 square-foot front patio. The proposed project involves a 270 square-foot expansion of the front patio and a new trellis to provide shade for the patio seating. The project also includes three new awnings on the North, South, and East elevations, a relocated ADA path of travel, altered driveway envelope and removal of an existing palm tree located in the front setback. The discretionary application required for this project is a Front Setback Modification to allow the proposed trellis to encroach into the 10-foot front setback required by the Special District 2 (SD-2) Zone (SBMC §28.45.008 and SBMC §28.92.110).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15301 and 15305 (Existing Facilities and Minor Alterations to Land Use Limitations).

Contact: Andrew Perez, Planning Technician

Email: ACPerez@SantaBarbaraCA.gov

Phone: (805) 564-5470, ext. 4559

Andrew Perez, Planning Technician, gave the Staff presentation. Danny Kato, Senior Planner, was available to answer questions.

Dawn Sherry, Architect, gave the Appellant presentation.

Chair Campanella opened the public hearing at 2:46 P.M. and, with no one wishing to speak, closed the hearing.

MOTION: Pujio/Schwartz

Uphold the appeal, and approve the Front Setback Modification with the Applicant to revise the proposal to:

1. Retain direct pedestrian access to the front door;
2. Return to the full ABR with a full landscape plan; and
3. Allow the modification to go up to the front property line with the posts no closer than the pilasters, and with the layout/design of the trellis left up to the ABR.

This motion failed by the following vote:

Ayes: 3 Noes: 3 (Campanella, Lodge, Jordan) Abstain: 0 Absent: 1 (Thompson)

MOTION: Higgins/Pujo

Uphold the appeal, and approve the Front Setback Modification with the Applicant to:

1. Retain direct pedestrian access to the front door;
2. Return to the full ABR with a full landscape plan;
3. Keep the posts on the pilasters and keep the trellis perpendicular to the street up to the property line; and
4. Include two canopy trees in the landscape plan in spaces where allowable inside the trellis spaces.

This motion failed by the following vote:

Ayes: 3 Noes: 3 (Campanella, Lodge, Jordan) Abstain: 0 Absent: 1 (Thompson)

MOTION: Jordan

Deny the appeal, and approve a new Front Setback Modification and send back to the full ABR with directions to rotate the trellis 90 degrees and the most forward part of the trellis would be on the existing pilasters in accordance with the offer that was made by Staff subsequent to SHO hearing. The design of the trellis would allow center access from the sidewalk, a double or single trellis, with direction to ABR to look into placement of two canopy streets, subject to approval by Transportation.

The motion failed for lack of a second.

MOTION: Pujo/Schwartz

Assigned Resolution No. 025-16

Deny the appeal, and approve a new Front Setback Modification with the Applicant to:

1. Revise the project into two smaller trellises with four connection points set back a minimum of six inches from the property line.
2. Return to the full ABR with a full landscape plan that includes two canopy trees, with the exact placement left to Public Works and ABR.

Chair Campanella called for a recess at 3:57 P.M. to allow the Ms. Sherry to draw a rendering of the Commission's proposed changes to the trellis.

Chair Campanella reconvened the hearing at 4:02 P.M. The Planning Commission reviewed the Appellant's drawing. Commissioner Pujo confirmed that the drawing was exactly what was envisioned by the motion.

This motion carried by the following vote:

Ayes: 5 Noes: 1 (Lodge) Abstain: 0 Absent: 1 (Thompson)

Chair Campanella announced the ten calendar day appeal period.

II. ADMINISTRATIVE AGENDA

ACTUAL TIME: 4:06 P.M.

A. Committee and Liaison Reports

1. Staff Hearing Officer Liaison Report
 - a. Commissioner Jordan reported on the Staff Hearing Officer meeting of August 31, 2016.
2. Other Committee and Liaison Reports
 - a. Commissioner Lodge reported on the Historic Landmarks Commission meeting of September 7, 2016.
 - b. Chair Campanella reported on the Special Planning Commission Work Session of September 6, 2016.
 - c. Chair Campanella announced that applications for advisory boards are now being accepted. There will be two openings available for the Planning Commission.

III. ADJOURNMENT

Chair Campanella adjourned the meeting at 4:10 P.M.

Submitted after video review by,



Julie Rodriguez, Planning Commission Secretary