



City of Santa Barbara Planning Division

PLANNING COMMISSION MINUTES

October 11, 2007

CALL TO ORDER:

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

ROLL CALL:

Present:

Chair Charmaine Jacobs

Vice-Chair George C. Myers

Commissioners Bruce Bartlett, John Jostes, Stella Larson, George C. Myers, and Harwood A. White, Jr.

Absent:

Addison S. Thompson

STAFF PRESENT:

Jan Hubbell, Senior Planner

Jaime Limón, Senior Planner

Sarah Knecht, Assistant City Attorney

Rob Dayton, Principal Transportation Planner

Steve Foley, Supervising Transportation Planner

Stacey Wilson, Associate Transportation Planner

Chelsey Swanson, Assistant Transportation Planner

Julie Rodriguez, Planning Commission Secretary

I. PRELIMINARY MATTERS:

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

Senior Planner Jan Hubbell announced that the draft minutes and resolutions of August 30, 2007 that were continued from October 4, 2007, will be heard next week. A revised October 11, 2007 agenda will be distributed.

- B. Announcements and appeals.

Ms. Hubbell made the following announcements:

1. Jim Rumbley and Betsy Teeter have been appointed as new Planning Technicians in Community Development in Zoning Enforcement.
 2. Effective October 22, 2007, Paul Casey will serve as Interim Public Works Director and David Gustafson will serve as Interim Community Development Director. A national search is now underway for a Public Works Director.
 3. Out of the Joint Meeting with the design review boards regarding building height for non residential and mixed use projects held in July, a recommendation for new design review findings was made. Since these findings are in Title 22, not Title 28, they will not come back to Planning Commission for a recommendation to City Council. They will go to the Architectural Board of Review (ABR) and the Historic Landmarks Commission (HLC) for consideration. A Planning Commission liaison is being requested to attend. The findings will be presented to the ABR on October 22nd and to HLC on October 17th or 31st. Commissioners Bartlett will attend the ABR meeting; Commissioner Larson will represent the Planning Commission at the HLC meeting.
 4. The Upper State Street Study was at City Council for near term implementation, including the Design Guidelines for Upper State Street. Before the Council could decide on the Design Guidelines or setbacks, Council requested a study be done first by Public Works regarding transit needs for the area. Design guidelines will follow for the start of the next fiscal year.
 5. The 1722 State Street Planning Commission rezone decision will be heard on November 13, 2007. Commissioner Bartlett will represent the Planning Commission.
 6. The 1400 Rogers Court Planning Commission decision has been appealed to the City Council and will be heard on December 4, 2007.
 7. The 3427 Sea Ledge Lane Planning Commission decision has been appealed to the City Council and will be heard on December 18, 2007.
 8. The Historic Landmarks Commission preliminary approval on 517 Chapala Street has been appealed by the neighbors. The City Council will consider the appeal, if it is not withdrawn.
 9. The Staff Hearing Officer's decision on 814 Orange Avenue has been reviewed by Commissioners White and Myers and will be suspended for the Planning Commission to review.
- C. Comments from members of the public pertaining to items not on this agenda.
- Chair Jacobs opened the public hearing at 1:10 P.M., and with no one wishing to speak, closed the hearing.

II. NEW ITEM:

ACTUAL TIME: 1:10 P.M.

APPLICATION OF RICHARD SUDING, 1727 SANTA BARBARA STREET, 027-111-017, E-1 SINGLE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: RESIDENTIAL, 3 UNITS PER ACRE (MST2006-00529)

The project involves a proposal to construct a new single-family residence on a vacant lot. Proposed are a 3,265 square foot two-story residence and a 466 square foot detached two-car garage on the 10,200 square foot lot. The proposal has maximum building height of 29 feet, 6 inches and would result in a FAR of 0.32.

The discretionary application required for this project is:

A Modification to allow the net floor area of the proposed residence to exceed 85% of the maximum allowable net floor area for the lot and the building height to exceed 25 feet. (SBMC§28.15.083D)

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality guidelines Section 15303, for new construction of a small structure.

Case Planner: Jaime Limón, Senior Planner

Email: jlimon@SantaBarbaraCA.gov

Jaime Limón, Senior Planner, gave the Staff presentation.

Richard Suding, applicant, gave the applicant presentation, joined by landscape architect, Phil Suding.

Mr. Limon answered Planning Commission questions regarding the supporting basis for the second of the three FAR Modification findings; considerations made for site plan analysis requirements and how new requirements are tied in; clarification of the basis for the project being heard by the Planning Commission; explanation on the evolution of the decisions made by the Single Family Design Board in comprehending the project; and consolidation of design conditions in the conditions of approval.

Phil Suding answered Planning Commission questions on the definition of the “health rating” scale used for the cedar tree and the intentions for saving the tree; also clarification of the attic dormer window on the north elevation,

Chair Jacobs opened the public hearing at 1:45 P.M.

Sandy Echemacht spoke in opposition to the project, noting that there is an impact on their shared driveway with the increased 3200 square foot size of the proposal. Concerned with the size and height.

With no one else wishing to speak, the public hearing was closed at 1:47 P.M.

Mr. Suding noted that the Front Street Elevation Comparison was not accurate in reflecting the distances between buildings and was intended only to show the height scale of the project.

Commissioners' Comments:

1. One Commissioner could not support the precedent of setting a garage in front of the house, noting that it is different than the norm in the neighborhood. Supports the height element; a smaller height would not be compatible with the neighborhood. If the garage were screened from the neighbor, approval could be supported.
2. One Commissioner asked for clarification on the focus and decision to be made by the Planning Commission.
3. Most Commissioners supported the height modification and the decision made by the Single Family Design Board (SFDB), with some concern for the cedar tree.
4. Some Commissioners felt that the garage was the most problematic element. Commissioners asked that the SFDB consider elimination of the redundant South garage door to soften the detached garage, and elimination of the retaining walls.
5. One Commissioner wanted to see a differentiated pedestrian path from the front of the house to the street in the landscape plan.
6. One Commissioner asked to have a condition included to keep the iron gate to keep the historic streetscape intact.

Mr. Suding shared a study he conducted on neighborhood properties that had garages located in front of their property. While they did not fall in the 20 closest homes area, they were relatively one to two blocks away.

MOTION: Bartlett/Myers

Assigned Resolution No. 040-07

Approval of the Floor Area and Height Modification making the findings in the Staff Report with added conditions to be forwarded to the SFDB: 1) elimination of the southerly garage door on the detached garage to be replaced with buffering landscaping on the southerly property line adjacent to the garage; 2) add a differentiated pedestrian path from the sidewalk to the front entry of the proposed residence; and 3) maintain the existing iron gate at the existing driveway; and 4) Consider privacy adjacent to the south side neighbor regarding the landscaping plan.

This motion carried by the following vote:

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

Chair Jacobs announced the ten calendar day appeal period.

III. ADMINISTRATIVE AGENDA

A. Committee and Liaison Reports.

Commissioner Jostes reported on attending the City Council Ordinance Subcommittee with Commissioner White and Zoning Ordinance revisions discussed. Commissioner Bartlett inquired about the window seat height being proposed for window seats and how one could sit that high. A subsequent meeting is planned.

B. Review of the decisions of the Staff Hearing Officer in accordance with SBMC §28.92.026.

Commissioner White tabled his report for the next hearing.

VII. ADJOURNMENT

MOTION: Jostes/Myers Adjourn the meeting of October 17, 2007

This motion carried by the following vote:

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

Chair Jacobs adjourned the meeting at 2:17 P.M.

Submitted by,

Julie Rodriguez, Planning Commission Secretary