



# City of Santa Barbara Planning Division

## PLANNING COMMISSION MINUTES

March 10, 2011

### CALL TO ORDER:

Chair Jostes called the meeting to order at 1:07 P.M.

### I. ROLL CALL

Chair John Jostes, Commissioners Bruce Bartlett, Charmaine Jacobs, Stella Larson, and Deborah L. Schwartz.

**Absent: Commissioners Sheila Lodge and Mike Jordan**

### STAFF PRESENT:

Danny Kato, Senior Planner

Susan Reardon, Senior Planner and Staff Hearing Officer

N. Scott Vincent, Assistant City Attorney

Joe Poire, Fire Marshall

Jim Austin, Fire Inspector

Melissa Hetrick, Project Planner

Kelly Brodison, Assistant Planner

Julie Rodriguez, Planning Commission Secretary

### II. PRELIMINARY MATTERS:

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

Senior Planner Danny Kato announced that Item IV, Highway 101 in the vicinity of Salinas Street On/Off Ramps, has been continued to March 17, 2011.

- B. Announcements and appeals.

Mr. Kato announced that the Planning Commission's decision on the SHO appeal for 2915 De la Vina Street heard on February 3, 2011, has been appealed to City Council and will be heard on April 12, 2011. Commissioner Jordan will represent the Planning Commission.

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

Chair Jostes opened the public hearing at 1:09 P.M. and, with no one wishing to speak, closed the hearing.

**III. STAFF HEARING OFFICER APPEAL:**

**ACTUAL TIME: 1:09 P.M.**

**RECUSALS:** To avoid any actual or perceived conflict of interest, Commissioner Bartlett recused himself from hearing this item due to his architectural firm representing the Applicant.

Commissioner Bartlett left the dais at 1:10 P.M. and did not return.

Commissioner Jacobs arrived at 1:10 P.M.

**APPEAL BY MARC CHYTILO, AGENT FOR JUDY AND DAVID DENENHOLTZ, OF THE STAFF HEARING OFFICER'S APPROVAL OF THE APPLICATION OF MARK SHIELDS OF DESIGN ARC, ARCHITECT FOR THOMAS AND BARBARA SANBORN, PROPERTY OWNERS, 1233 MISSION RIDGE ROAD, APN 019-231-007, E-1 ONE FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: RESIDENTIAL 1 UNIT PER ACRE (MST2010-00186)**

Proposal to demolish the existing residence, accessory building, and detached garage totaling 2,847 square feet, and construct a new single-family residence and an Additional Dwelling Unit on a 31,584 square foot lot in the Hillside Design District. The new single family dwelling is proposed as a 3,796 square foot two-story single-family residence with an attached 407 square foot two-car garage, 192 square foot workshop, 674 square foot covered patio, 50 square foot second-story deck, pool, spa, hardscape and retaining walls. The Additional Dwelling Unit is proposed as a 920 square foot one-story additional dwelling unit, with a 459 square foot two-car garage and a 125 square foot storage area attached to the main house. The discretionary application required for this project are a Performance Standard Permit to permit an additional dwelling on a one-family residentially zoned lot (SBMC § 28.93.030.E).

**This project was approved by the Staff Hearing Office on January 26, 2011 and appealed on February 7, 2011.**

Case Planner: Kelly Brodison, Assistant Planner

Email: KBrodison@SantaBarbaraCA.gov

Phone: 805-564-5470, ext. 4531

Kelly Brodison, Assistant Planner, gave the Staff presentation. Joining Ms. Brodison were Joe Poire, Santa Barbara City Fire Marshall, Jim Austin, Santa Barbara City Fire Inspector; Melissa Hetrick, Environmental Analyst; and Susan Reardon, Staff Hearing Officer, who made themselves available to answer any Planning Commission questions.

Marc Chytilo, representing Judy and David Denenholtz, gave the Appellant presentation.

Mark Shields, Architect, gave the Applicant presentation, joined by the Applicants Thomas and Barbara Sanborn.

Chair Jostes opened the public hearing at 1:55 P.M.

Paul Zink, Single Family Design Board Member (SFDB), summarized SFDB's review of the size, bulk, and scale of the project and recommendations made to, and accepted by the Applicant, to mitigate public views. SFDB unanimously supports the direction the Applicant is taking with the project.

The following people spoke in support of the appeal:

1. Judy Denenholtz: safety and fire concerns.
2. Alain Trial : neighborhood incompatibility, FAR, safety and fire concerns, traffic.
3. Beverly Johnson Trial: potential property value impacts, view loss.

The following people spoke in opposition to the appeal and support for the project:

1. Glendon Dyruff
2. Dorothy Padilla
3. Sara Lytle

With no one else wishing to speak, the public hearing was closed at 2:09 P.M.

**MOTION: Schawrtz/Jacobs**

**Assigned Resolution No. 005-11**

Deny the appeal and uphold the decision of the Staff Hearing Officer making the findings for the Performance Standard Permit as outlined in the Staff Report subject to the conditions of approval in Staff Hearing Officer Resolution 002-11.

This motion carried by the following vote:

Ayes: 4 Noes: 0 Abstain: 0 Absent: 3 (Bartlett, Lodge, Jordan)

Chair Jostes announced the ten calendar day appeal period.

**IV. NEW ITEM:**

**APPLICATION OF CALTRANS, DISTRICT 5, LOCATION: HIGHWAY 101 IN THE VICINITY OF SALINAS ST. ON/OFF RAMPS, APN: 099-MSC-0PW, SD-3 (COASTAL) ZONE, GENERAL PLAN DESIGNATION: OPEN SPACE/BUFFER (CASE# MST2004-00701) Continued to March 17, 2010.**

The proposed project is to amend the approved Coastal Development Permit for the Highway 101 Operational Improvements Project (Milpas to Hot Springs), to widen Highway 101 to three lanes in the vicinity of the Salinas Street on/off-ramps. The project will require the reduction or elimination of previously improved landscaping in the median (between the northbound and southbound lanes) and the area adjacent to the new sound walls. The project also includes relocation of a portion of the sound wall near the end of the off ramp and installation of guard railings.

The discretionary application required for this project is a Coastal Development Permit Amendment (SBMC §28.44.240).

A Final Environmental Impact Report (FEIR)/ Federal Environmental Assessment Finding of No Significant Impact (FONSI) was certified for the Highway 101 Operational Improvements Project by Caltrans District 5 in March 2004. The City prepared an Addendum to the FEIR to document minor changes to the project description prior to Planning Commission approval of the project in December 2004. Caltrans prepared an Addendum to the FEIR to reflect the changes in the proposed project. Prior to action on the project, the Planning Commission must make findings pursuant to the California Environmental Quality Act (CEQA) §§21081 and 21081.6 and CEQA Guidelines §§15091, 15092, 15096, 15097, and 15164.

Case Planner: Dan Gullett, Associate Planner

Email: DGullett@SantaBarbaraCA.gov

Phone: 805-564-5470, ext. 4550

**V. ADMINISTRATIVE AGENDA**

**ACTUAL TIME: 1:10 P.M.**

**A. Committee and Liaison Reports.**

**1. Staff Hearing Officer Liaison Report**

Commissioner Larson reported on the Staff Hearing Officer meeting held on March 9, 2011.

**2. Other Committee and Liaison Reports**

None.

**VII. ADJOURNMENT**

**MOTION: Larson/Jacobs**

Adjourn the meeting of March 10, 2011.

This motion carried by the following vote:

Ayes: 4 Noes: 0 Abstain: 0 Absent: 3 (Bartlett, Lodge, Jordan)

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Chair Jostes adjourned the meeting at 2:43 P.M.

Submitted by,

  
Julie Rodriguez, Planning Commission Secretary

