



City of Santa Barbara Planning Division

PLANNING COMMISSION MINUTES

July 14, 2011

CALL TO ORDER:

Chair Jostes called the meeting to order at 1:01 P.M.

I. ROLL CALL

Chair John Jostes, Vice Chair Sheila Lodge, Commissioners Bruce Bartlett, Charmaine Jacobs, Mike Jordan, Stella Larson, and Deborah L. Schwartz.

Commissioner Jordan arrived at 1:03 P.M. Commissioners Jacobs and Larson arrived at 1:04 P.M.

STAFF PRESENT:

Danny Kato, Senior Planner
Susan Reardon, Senior Planner and Staff Hearing Officer
Renee Brooke, Zoning Supervisor
N. Scott Vincent, Assistant City Attorney
Stacey Wilson, Associate Transportation 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.

None.

B. Announcements and appeals.

Mr. Kato made the following announcements:

1. The Planning Commission meeting of July 21, 2011 has been cancelled.
2. The Planning Commission will meet jointly with the Historic Landmarks Commission on Wednesday, July 20, 2011, in the David Gebhard Public Meeting Room, to review the second concept review for the Santa Barbara Natural History Museum.

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

Chair Jostes opened the public hearing at 1:03 P.M. and, with no one wishing to speak, closed the hearing.

III. STAFF HEARING OFFICER APPEAL:

ACTUAL TIME: 1:04 P.M.

APPEAL OF NEIL DIPAOLA ON THE ACTION OF THE STAFF HEARING OFFICER FOR 917 PASEO FERRELO ROAD, APN: 029-261-006, E-1 SINGLE FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: 3 UNITS PER ACRE (MST2011-00049)

This was an appeal of the May 18, 2011 Staff Hearing Officer's denial of a Modification request to allow a new garage and accessory space within the required 30-foot front setback (SBMC §28.15.060 & §28.87.160). The Staff Hearing Officer approved the second requested Modification to allow new habitable space and alterations within the required ten-foot interior setback (SBMC §28.15.060).

The 10,500 square foot project site is currently developed with a two-story single-family residence and attached two-car garage. The proposed project involves converting the existing 650 square foot garage to habitable space, construction of a new 410 square foot two-car garage and associated accessory space, and 202 square feet of new residential additions.

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Section 15301 & 15305.

Case Planner: JoAnne La Conte, Assistant Planner

Email: JLaConte@SantaBarbaraCA.gov

Phone: 805-564-5470, ext. 3320

Renee Brooke, Zoning Supervisor, gave the Staff presentation.

Neil Depaola, Applicant, gave the applicant presentation.

Chair Jostes opened the public hearing at 2:09 P.M.

The following people spoke in support of the Appeal:

1. Chloe Kirk
2. John Gnagy
3. Russell McGlothlin
4. Elizabeth Wagner could not stay but was in support of the appeal.

With no one else wishing to speak, the public hearing was closed at 2:12 P.M.

The Planning Commission could not make the findings to support the requested front setback modification, but agreed with the Staff Hearing Officer's approval of the interior setback Modification.

MOTION: Jacobs/Jordan

Assigned Resolution No. 014-11

Upheld the decision of the Staff Hearing Officer's denial of the front setback modification, and the approval of the interior setback modification.

This motion carried by the following vote:

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

Chair Jostes announced the ten calendar day appeal period.

IV. NEW ITEM:

ACTUAL TIME: 2:40 P.M.

APPLICATION OF STEVE WELTON OF SUZANNE ELLEDGE PLANNING & PERMITTING SERVICES, INC., AGENT FOR ED AND JOAN TOMEO, 2547 MEDCLIFF ROAD, APN 045-173-041, E-3/SD-3 ZONES, GENERAL PLAN DESIGNATION: RESIDENTIAL 5 UNITS/ACRE (MST2011-00151, CDP2011-00004)

The project consists of a proposal to construct a 1,285 square foot addition, including a 264 square foot loft and an attached 65 square foot pool equipment storage area, to an existing 2,302 square foot one-story single-family residence with a detached 489 square foot two-car garage. The residence is located on a 1.11 acre lot located in the Hillside Design District and in the Appealable Jurisdiction of the Coastal Zone. The project includes the removal of the existing pool, and construction of a new pool and spa, solar panels, new stone and permeable patio areas, a new 436 square foot wood deck, new site walls, fences, and landscaping, including a new six foot tall stucco wall and entry gate. A total of 335 cubic yards of grading is proposed.

The discretionary application required for this project is a Coastal Development Permit (CDP2011-00004) 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 15301.

Case Planner: Kelly Brodison, Assistant Planner
Email: KBrodison@SantaBarbaraCA.gov

Phone: 805-564-5470, ext. 4531

Kelly Brodison, Assistant Planner, gave the Staff presentation.

Steve Welton, Suzanne Elledge Planning and Permitting, Inc., gave the Applicant presentation joined by Craig Stewart, Penfield & Smith Engineers.

Chair Jostes opened the public hearing at 2:48 P.M. and with no one wishing to speak closed the public hearing.

MOTION: Jordan/Jacobs

Assigned Resolution No. 015-11

Approved the project, making the findings for the Coastal Development Permit as outlined in the Staff Report dated July 7, 2011, subject to the Conditions of Approval in Exhibit A of the Staff Report with the following revisions to the Conditions of Approval: 1) Condition E.1 to include that construction signage is prominently placed on the front lot line facing Medcliff Road; 2) Condition E.2 is changed to read no noisy construction weekdays between 7-8 a.m.; general construction between 8 a.m. – 5 p.m.; no noisy construction on Saturdays, and no construction on Sundays.

This motion carried by the following vote:

Ayes: 7 Noes: 0 Abstain: 0 Absent: 0

Chair Jostes announced the ten calendar day appeal period.

V. **ADMINISTRATIVE AGENDA**

ACTUAL TIME: 3:05 P.M.

D. Committee and Liaison Reports.

1. Staff Hearing Officer Liaison Report

Commissioner Larson reported on the Staff Hearing Officer meeting held on July 13, 2011.

2. Other Committee and Liaison Reports

- a. Commissioner Larson reported on the Historic Element Task Force meeting held on July 13, 2011.
- b. Commissioner Lodge reported on the Airport Commission and the recent Open House held on June 19, 2011.
- c. Commissioner Lodge reported on the Water Commission meeting of July 11, 2011.

VI. ADJOURNMENT

Chair Jostes adjourned the meeting at 3:12 P.M.

Submitted by,



Julie Rodriguez, Planning Commission Secretary

