



City of Santa Barbara Planning Division

PLANNING COMMISSION MINUTES

February 2, 2012

CALL TO ORDER:

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

I. ROLL CALL

Chair Sheila Lodge, Vice Chair Mike Jordan, Commissioners Bruce Bartlett, John Campanella, Deborah L. Schwartz, and Addison Thompson.

Absent: Commissioner Stella Larson

STAFF PRESENT:

Paul Casey, Community Development Director

Danny Kato, Senior Planner

N. Scott Vincent, Assistant City Attorney

Michael Berman, Project Planner/Environmental Analyst

James Colton, Public Works Project Manager

Jessica Grant, Public Works Project Planner

Kelly Brodison, 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 January 12, 2012
2. Resolution 001-12
822 and 824 E. Canon Perdido Street

MOTION: Schwartz/Bartlett

Approve the minutes and resolutions.

This motion carried by the following vote:

Ayes: 5 Noes: 0 Abstain: 1 (Campanella) Absent: 1 (Larson)

The Environmental Analyst has determined that the project is categorically exempt from further environmental review pursuant to California Environmental Quality Act Guidelines Section 15301 (Existing Facilities).

Case Planner: Kelly Brodison, Assistant Planner

Email: KBrodison@SantaBarbaraCA.gov

Phone: 805-564-5470, ext. 4531

Kelly Brodison, Assistant Planner, gave the Staff presentation.

Tom Ochsner, Architect, gave the Applicant presentation.

Chair Lodge opened the public hearing at 1:50 P.M.

Brian Miller, Single Family Design Board Member (SFDB), summarized the SFDB's support of the project.

With no one else wishing to speak, the public hearing was closed at 1:54 P.M.

The Planning Commissioners did not agree with the Staff recommendation to require that the existing, nonconforming encroachment into the front setback be reduced from 9.5 feet to five feet.

MOTION: Bartlett/Jordan

Assigned Resolution No. 002-12

Approve the project as proposed, making the findings for the Over-height Wall Modification, and the Coastal Development Permit outlined in the Staff Report, dated January 26, 2012, and making the finding that the Front Setback Modification is necessary to secure an appropriate improvement because there is a beneficial change from the existing, legally nonconforming encroachment into the front setback on a small corner lot, in that the roof pitch has been re-oriented to reduce the height within the setback. The proposed addition is appropriate in that it will allow for a reasonable expansion of the small residence on an undersized E-3 zoned, corner lot with two 20' front yard setbacks, subject to the Conditions of Approval in Exhibit A of the Staff Report with the following revisions to the Conditions of Approval:

1. Applicant shall seek separate approval from the Staff Hearing Officer for the proposed wall and fence combined height exceeding 8 feet along the westerly property line in the back yard, if necessary;
2. Eliminate the interior foyer wall that separates the entry foyer from the rest of the ground floor and the foyer door; and
3. Eliminate the second floor wet bar in the master suite.

This motion carried by the following vote:

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

MOTION: Thompson/Lodge

Approved the project, making the findings for the Coastal Development Permit outlined in the Staff Report, dated January 26, 2012, subject to the Conditions of Approval in Exhibit A of the Staff Report, with the following revisions to the Conditions of Approval:

1. Amend Condition D.2.1. to require compliance with the City of Santa Barbara requirements for the documentation of historic resources; and
2. Amend Condition F.5. to revise construction start time to 7 a.m.

This motion failed by the following vote:

Ayes: 3 Noes: 3 (Bartlett, Jordan, Schwartz) Abstain: 0 Absent: 1 (Larson)

MOTION: Thompson/Schwartz

Assigned Resolution No. 003-12

Approved the project, making the findings for the Coastal Development Permit outlined in the Staff Report, dated January 26, 2012, subject to the Conditions of Approval in Exhibit A of the Staff Report with the following revisions to the Conditions of Approval:

1. Amend Condition D.2.1. to require compliance with the City of Santa Barbara requirements for the documentation of historic resources.

This motion carried by the following vote:

Ayes: 4 Noes: 2 (Bartlett, Jordan) Abstain: 0 Absent: 1 (Larson)

Chair Lodge announced the ten calendar day appeal period.

IV. ADMINISTRATIVE AGENDA

ACTUAL TIME: 4:19 P.M.

E. Committee and Liaison Reports.

1. Staff Hearing Officer Liaison Report

Commissioner Lodge reported on the Staff Hearing Officer meeting held on January 25, 2012.

2. Other Committee and Liaison Reports

a. Commissioner Schwartz reported on the Transportation and Circulation Committee meeting held on January 26, 2012.

b. Commissioner Lodge reported on the Airport Commission meeting of January 18, 2012.