



# City of Santa Barbara Planning Division

## PLANNING COMMISSION MINUTES

February 9, 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 P. Campanella, Deborah L. Schwartz, and Addison Thompson.

**Absent: Stella Larson**

### STAFF PRESENT:

Bettie Weis, City Planner  
Danny Kato, Senior Planner  
N. Scott Vincent, Assistant City Attorney  
Stacey Wilson, Associate Transportation Planner  
Kelly Brodison, Assistant Planner  
Suzanne Riegle, 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.  
None.
- C. Comments from members of the public pertaining to items not on this agenda.  
Chair Lodge opened the public hearing at 1:01 P.M. and, with no one wishing to speak, closed the hearing.

III. **NEW ITEMS:**

**ACTUAL TIME: 1:01 P.M.**

A. **APPLICATION OF ROY HARTHORN, AGENT FOR MIKE WALKER,  
2 OLIVER ROAD, APN 045-100-085 , E-3/SD-3 ZONES, GENERAL PLAN  
DESIGNATION: RESIDENTIAL 5 UNITS PER ACRE (MST2011-00327)**

The project consists of a proposal for a new 115 linear foot chain link fence varying in height from 3 feet, 6-inches to 6-feet tall located on a 26,677 square foot parcel developed with an existing single-family residence. The proposed fence is located along the westerly property line within 50 feet of the coastal bluff in the appealable jurisdiction of the Coastal Zone

The discretionary application required for this project is a Coastal Development Permit (CDP20011-00016) to allow the proposed development in the Appealable Jurisdiction of the City's Coastal Zone (SBMC §28.45.009).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15303 allows for construction of new small structures including accessory structures such as fences.

Case Planner: Kelly Brodison, Assistant Planner

Email: KBrodison@SantaBarbaraCA.gov

Phone: 805-564-5470, ext. 4531

**MOTION: Jordan/Thompson**

Waive the Staff Report

This motion carried by the following vote:

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

Kelly Brodison, Assistant Planner, responded to Planning Commission questions.

Roy Harthorn, Agent for the Applicant, responded to Planning Commission questions.

Chair Lodge opened the public hearing at 1:13 P.M., and with no one wishing to speak, the public hearing was closed.

**MOTION: Jordan/Schwartz**

**Assigned Resolution No. 004-12**

Approved the project, making the findings for the Coastal Development Permit outlined in the Staff Report, dated February 2, 2012, subject to the Conditions of Approval in Exhibit A of the Staff Report.

This motion carried by the following vote:

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

Chair Lodge announced the ten calendar day appeal period.

**ACTUAL TIME: 1:16 P.M.**

**B. APPLICATION OF BRIAN CEARNAL ARCHITECT FOR BLACK VALNER, LLC, 1255 COAST VILLAGE ROAD, APN 009-291-018, C-1 ZONES, GENERAL PLAN DESIGNATION: COMMERCIAL/ MEDIUM HIGH RESIDENTIAL (MST2011-00220)**

The project consists of a proposal to demolish existing plant nursery structures, and construct a mixed-use building totaling 11,921 square feet (sf) . The building consists of two stories above a 12,865 sf partially subterranean parking garage that will provide a total of 40 non-residential parking spaces. The first floor above the garage is at the same level as the existing sidewalk on Coast Village Road. The project includes two, two-story residential condominium units totaling 3,268 s.f., and two stories of non-residential condominium development totaling 8,047 s.f.. Each of the residential units will have a single car garage on the first floor level for a combined total of 606 s.f., and a private roof deck accessed through a covered staircase. The building height as measured from the finished grade of garage to the ridge of the second floor is 37 feet (ft). The tallest architectural element will be 28 ft above the level of Coast Village Road. Public improvements will include a dedication of land for public sidewalk, installation of five street trees. An existing mature *Podocarpus gracilior* (Fern Pine) tree located at the westerly property line will be removed and a large tree will be installed on-site. The City's Street Tree Advisory Committee approved the removal of a *Magnolia grandiflora* (Southern Magnolia) located in the public right-of-way that will be removed and replaced.

The discretionary applications required for this project are:

- A. Design Review by the Architectural Board of Review of a new mixed-use development (SBMC §22.68.040(A.))
- B. A Modification to allow structures to be located within the front setbacks along both the Coast Village Road and Coast Village Circle frontages (SBMC §28.63.060.A & §28.92.110.1).
- C. A Transfer of Existing Development Rights totaling 2,900 s.f. (SBMC §28.95).
- D. A Development Plan for 5,947 s.f. of additional commercial development (SBMC §28.87.300.A.). A final determination will be made based upon updated statistics.
- E. A Tentative Subdivision Map for the development of two residential and seven non-residential condominium units (SBMC §27.03 & §27.13).

- F. A Coastal Development Plan for the new development and subdivision located in the non-appealable jurisdiction of the 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 15332 (Infill Exemption).

Case Planner: Suzanne Riegle, Assistant Planner  
Email: SRiegle@SantaBarbaraCA.gov Phone: 805-564-5470, ext. 2687

Suzanne Riegle, Assistant Planner, gave the Staff presentation.

Bettie Weiss, City Planner, briefed the Commission on the new Air Quality Policy.

Brian Cearnal, Architect, gave the applicant presentation and introduced his team: Alberto Valner, Owner; Ken Marshall, Dudek; Scott Schell, American Transportation Engineers; and Phil Suding, Landscape Architect.

Paul Zink, Vice Chair, Architectural Board of Review (ABR) provided a summary of the Committee's approval of the project; including the site planning, and underground parking. The ABR was not able to study the south elevation facing the freeway, the west elevation facing Jeanine's, and massing at that time.

Chair Lodge opened the public hearing at 1:51 P.M.

The following people spoke in support of the project:

1. Danny Copus, Coast Village Business Association and Montecito Inn.

The following people spoke in opposition to the project or with concerns:

1. Gordon Hardey, Jeannine's Restaurants, commented on the project's impacts to his neighboring business.
2. Alison Hardey, Jeannine's Restaurants, was concerned with the removal and replacement of the deck and the impact on the restaurant's business. Requested building conditions be added to include no Saturday construction, noise walls, and dust mitigation.
3. Eleanor Hardey, Jeannine's Restaurants, asked for the Commission's support in mitigating building concerns.
4. Luba Carleton, neighbor, expressed concern with existing traffic and any increase that project could bring. Would like to see Caltrans divert off ramp from Olive Springs to Mill Road.

With no one else wishing to speak, the public hearing was closed at 2:06 P.M.

Mr. Cearnal added additional clarification on the existing deck, and the assurance that construction mitigation would be offered.

**MOTION: Bartlett/Schwartz**

**Assigned Resolution No. 005-12**

Approved the project, making the findings for the Tentative Subdivision Map, Front Set Back Modification, Development Plan Approval, Transfer of Existing Development Rights, and Coastal Development Permit outlined in the Staff Report, dated February 2, 2012, subject to the Conditions of Approval in Exhibit A of the Staff Report and contingent on City Council's adoption of criteria for the implementation strategies for the implementation of ER7, with the following revisions to the Conditions of Approval:

1. Amend Condition F.1a. to include that contractor provides a schedule that elaborates on the noise generating activities of the construction.
2. Revise Condition F.5. to expand construction hours from 7a.m to 6 p.m. Monday through Friday, with a maximum of 10 consecutive hours on any day, mutually agreeable to the Applicant and the adjacent property occupants.
3. The Applicant will install a sound wall adjacent to the north westerly property to protect adjacent business during construction hours.
4. Increase the bicycle parking requirement to look for opportunities to provide additional uncovered bicycle parking locations at street level.
5. Work with ABR to add the largest reasonable replacement tree size for the *Podocarpus gracilior* (Fern Pine) tree being removed.
6. Change Condition E.2.b. from "the building plans should include the demolition of the deck and the area is to be landscaped." to "the demolition of the portion of deck area located on the 1255 Coast Village Road property and the area shown to be landscaped

This motion carried by the following vote:

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

Chair Lodge announced the ten calendar day appeal period.

**IV. ADMINISTRATIVE AGENDA**

**ACTUAL TIME: 3:29 P.M.**

**D. Committee and Liaison Reports.**

1. Staff Hearing Officer Liaison Report

None was given.

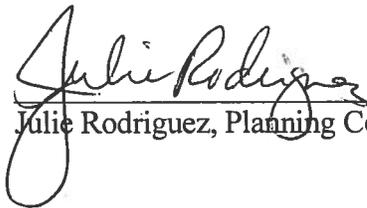
2. Other Committee and Liaison Reports

None were given.

V. **ADJOURNMENT**

Chair Lodge adjourned the meeting at 3:30 P.M.

Submitted by,

  
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Julie Rodriguez, Planning Commission Secretary