



City of Santa Barbara Planning Division

PLANNING COMMISSION MINUTES

February 21, 2013

CALL TO ORDER:

Chair Jordan called the meeting to order at 1:03 P.M.

I. ROLL CALL

Chair Mike Jordan, Vice Chair Deborah L. Schwartz, Commissioners Bruce Bartlett, John P. Campanella, June Pujo, and Addison Thompson.

Absent: Commissioner Sheila Lodge

STAFF PRESENT:

Danny Kato, Senior Planner
Renee Brooke, Senior Planner
N. Scott Vincent, Assistant City Attorney
Steve Foley, Supervising Transportation 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 February 7, 2013
2. Resolution 002-13
101 State Street and 16 W. Mason Street

MOTION: Thompson/Schwartz

Approve the minutes and resolutions as corrected.

This motion carried by the following vote:

Ayes: 5 Noes: 0 Abstain: 1 (Bartlett) Absent: 1 (Lodge)

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

None.

C. Announcements and appeals.

Mr. Kato announced that on April 17, 2013 there will be a Joint Meeting of the City Council and the Planning Commission to discuss the Planning Division workload in the David Gebhard Public Meeting Room at 630 Garden Street from 9:00 a.m.– 11:30 a.m.

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

Chair Jordan opened the public hearing at 1:05 P.M. and, with no one wishing to speak, closed the hearing.

III. **CONSENT ITEM:**

ACTUAL TIME: 1:05 P.M.

APPLICATION OF NICHOLAS HENEGAN, BETHEL ENVIRONMENTAL SOLUTIONS, 6551 HOLLISTER AVENUE, 073-450-003, G-S-R, SP-6, S-D-3, GOLETA SLOUGH RESERVE ZONE, AIRPORT INDUSTRIAL AREA SPECIFIC PLAN AREA, AND COASTAL OVERLAY ZONES, GENERAL PLAN DESIGNATION: GOLETA SLOUGH RESERVE (MST2012-00453, CDP2012-00008) Rescheduled from February 14, 2013.

The proposed project would consist of the excavation and removal of approximately 130 cubic yards of petroleum-contaminated soil and approximately 9,000 gallons of petroleum-contaminated groundwater on Santa Barbara Airport property and disposal off-site. This work is required by the Santa Barbara County Fire Department for remediation of a leak from an above ground storage tank located on the Federal Aviation Administration's (FAA's) remote transmission and receiver facility. The discretionary application required for this project is a Goleta Slough Coastal Development Permit (CDP2012-00008) to excavate a 21 foot by 35 foot area to a depth of approximately 10 feet in the Goleta Slough Reserve Zone which is in the Appealable Jurisdiction of the California Coastal Zone (SBMC §29.25.020).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Section 15330(b).

Case Planner: Andrew Bermond, AICP, Project Planner
Email: ABermond@SantaBarbaraCA.gov

Phone: (805) 692-6032.

Senior Planner Danny Kato represented Andrew Bermond, who was absent.

MOTION: Schwartz/Pujo

Waive the Staff Report

This motion carried by the following vote:

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

Chair Jordan opened the public hearing at 1:10 P.M. and with no one wishing to speak, the public hearing was closed.

MOTION: Thompson/Campanella

Assigned Resolution No. 003-13

Approved the project, making the findings for the Coastal Development Permit outlined in the Staff Report, dated February 7, 2013, subject to the Conditions of Approval in Exhibit A of the Staff Report with the following revision to the Conditions of Approval:

1. Delete the following sentence from the first paragraph in Condition B: "Some of these conditions...department listed."

This motion carried by the following vote:

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

Chair Jordan announced the ten calendar day appeal period.

IV. NEW ITEMS:

ACTUAL TIME: 1:11 P.M.

APPLICATION OF RAYMOND APPLETON, AGENT FOR JOHN SHARRAT, 2215 AND 2305 EDGEWATER WAY, APN'S 041-350-013, AND 041-350-014, E-3 AND SD-3 ZONES, GENERAL PLAN DESIGNATION: SUBURBAN LOW DENSITY RESIDENTIAL (MST2008-00119) Rescheduled from February 14, 2013.

The proposed project involves a lot line adjustment between 2215 Edgewater Way (Lot 2) and 2305 Edgewater Way (Lot 1), with construction proposed on the resulting lots. The two proposed lots are identified as Adjusted Parcel 1 and Adjusted Parcel 2. The property line dividing the two existing lots runs east-west, resulting in a bluff top lot and a non-bluff top lot. The proposed lot line adjustment would change the orientation of the dividing lot line to a north-south configuration, resulting in two bluff top lots. Existing Lot 1 (2305 Edgewater Way – non-bluff top) is 11,264 square feet with a 9% slope. Adjusted Parcel 1 would be 22,016 square feet with a 43.5% slope. Existing Lot 2 (2215 Edgewater Way – bluff top) is a 43,127 square lot with a 48% slope. Adjusted Parcel 2 would be 31,375 square feet with a 48.8% slope. All of the existing development is on Existing Lot 1, which contains a single-family residence, a detached two-story guest studio (not a legal unit), and a detached, unpermitted two-car carport. Adjusted Parcel 1 includes the construction of a 435 square foot two-car garage and a new 205 square foot entrance trellis for the existing 2,219 square foot two-story single-family residence. A modification is requested for a corner of the garage to encroach 2'-11" into the 20' front setback at the north property line. Adjusted Parcel 2 includes the conversion of the existing 627 square foot guest studio to a single family residence with a 240 square foot deck, the demolition of the existing 283 square foot "as-built" carport, and construction of a 450 square foot detached two-car garage and a 419 square foot basement. A corner of the garage will require a modification to allow an

encroachment of 2'-7" into the 20' front setback at the north property line. A modification is also requested on this lot to allow a new 5' high hedge and walk through gate to exceed 3.5' within 10' of a portion of the east front property line for approximately 58 lineal feet at Mohawk Road. The discretionary applications required for this project are:

1. A Lot Line Adjustment (LLA) to adjust the property line between 2305 Edgewater Way and 2215 Edgewater Way (SBMC §27.40 & Gov. Code 66412);
2. Two Modifications to allow the new garage structures on both adjusted parcels to encroach into the front setback on Edgewater Way (SBMC §28.15.060 and 28.92.110);
3. A Modification to allow a 5' high hedge and gate to exceed 3'-6" in height within 10' of a front property line (SBMC §28.7.170 and 28.92.110);
4. A Coastal Development Permit (CDP2008-00023) to allow the proposed development in the Appealable Jurisdiction of the City's Coastal Zone (SBMC §28.44).

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

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 Foley, Supervising Transportation Planner was available to answer any of the Planning Commission's questions.

Raymond Appleton, Agent for John Sharrat, Owner, gave the applicant presentation.

Chair Jordan opened the public hearing at 1:39 P.M.

Pansy Rankin, neighbor, asked for support in retaining the special character of the Edgewater Way neighborhood by not installing concrete sidewalks.

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

MOTION: Thompson/Schwartz

Assigned Resolution No. 004-13

Approved the project, making the findings for the Lot Line Adjustment, Modifications, and Coastal Development Permit outlined in the Staff Report, dated February 7, 2013, subject to the Conditions of Approval in Exhibit A of the Staff Report with the following revisions to the Conditions of Approval:

1. Under section B. 1, include not allowing development south of the top of bluff setback line (also shown as the "Ocean Bluff Setback" line on the site plan) in the recorded conditions. Development shall include, but not be limited to, structures, pathways, vegetation, and irrigation.
2. Under Design Review, C.1., include wording to clarify that the Single Family Design Board (SFDB) will only review new landscape plans and improvements north of the top of bluff setback line (a.k.a. the Ocean Bluff Setback line on the site plan).
3. The geologic top of bluff line, the top of bluff line, and the top of bluff setback line (a.k.a. the Ocean Bluff Setback line) shall be clearly delineated on the Lot Line Adjustment sheets, C-1.
4. In Condition D.1.e.(1)., under Design Review, delete sidewalk installation, but keep condition about the curb location subject to the approval of the City Engineer
5. Accept the offer of the in lieu fee instead of sidewalk installation in the amount of \$17,181.00.
6. An encroachment permit by the Public Work's Department is required for any landscape improvement or obstruction within the Public Right of Way.
7. Under D.1.(e).(7)., delete cobra head. Applicant shall install a streetlight on the existing power pole per city standard.

This motion carried by the following vote:

Ayes: 5 Noes: 1 (Jordan) Abstain: 0 Absent: 1 (Lodge)

Chair Jordan announced the ten calendar day appeal period.

V. ADMINISTRATIVE AGENDA

ACTUAL TIME: 3:18 P.M.

E. Committee and Liaison Reports.

1. Staff Hearing Officer Liaison Report

Commissioner Jordan reported on the Staff Hearing Officer meeting held on February 20, 2013.

2. Other Committee and Liaison Reports

a. Commissioner Bartlett reported on the Architectural Board of Review meeting held on February 19, 2013.

- b. Commissioner Schwartz reported on the Transportation and Circulation Committee.

VI. ADJOURNMENT

Chair Jordan adjourned the meeting at 3:22 P.M.

Submitted by,



Julie Rodriguez, Planning Commission Secretary