



City of Santa Barbara Planning Division

PLANNING COMMISSION MINUTES

March 14, 2013

CALL TO ORDER:

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

I. ROLL CALL

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

Absent: Commissioners Jordan and Pujo

STAFF PRESENT:

Danny Kato, Senior Planner
Renee Brooke, Senior Planner
Susan Reardon, Senior Planner
N. Scott Vincent, Assistant City Attorney
Suzanne Riegle, Assistant Planner
Julie Rodriguez, Planning Commission Secretary
Rosa Rogers O'Reilly, Commission Secretary

N. Scott Vincent, Assistant City Attorney arrived at 1:10 P.M.

II. PRELIMINARY MATTERS:

A. Action on the review of the following Draft Minutes and Resolutions:

1. Draft Minutes of February 21, 2013
2. Resolution 003-13
6551 Hollister Avenue
3. Resolution 004-13*
2215 and 2305 Edgewater Way

* A revised resolution 004-13 was given to the Planning Commission.

MOTION: Bartlett/Thompson

Approve the minutes and resolutions as corrected.

This motion carried by the following vote:

Ayes: 4 Noes: 0 Abstain: 1 (Lodge) Absent: 2 (Jordan, Pujo)

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

None.

- C. Announcements and appeals.

Ms. Brooke made the following announcements:

1. The La Entrada project will be returning to the Planning Commission on April 4, 2013 for substantial conformance determination.
2. The Joint Meeting of the City Council and Planning Commission will take place on April 17, 2013, at 9 A.M. at the David Gebhard Public Meeting Room at 630 Garden Street.
3. The Planning Commission meeting of April 18, 2013 will be cancelled and a Special Meeting of the Planning Commission will be held on April 25, 2013.
4. The Municipal Code Amendments for Implementation of the Nonresidential Growth Management Program was adopted by City Council on March 12, 2013.

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

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

III. STAFF HEARING OFFICER APPEALS:

ACTUAL TIME: 1:05 P.M.

APPEAL BY GEOFFREY E. ROCKWELL OF THE STAFF HEARING OFFICER'S DECISION FOR THE APPLICATION OF CATHERINE DUNBAR, AGENT FOR GEOFFREY ROCKWELL, 1210 OLIVE STREET, APN 029-141-016, R-3 LIMITED MULTIPLE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: MEDIUM HIGH DENSITY RESIDENTIAL (MST2012-00468)

The 3,266 square-foot site is currently developed with 1,257 square foot, two-story, single-family residence. The house is built such that the second story is at the same level as the sidewalk on Olive Street. The proposed project involves "as-built" additions and alterations to the residence including a 126 square-foot, first-story addition, a 107 square-foot second-story addition, an "as-built" deck expansion, an "as-built" 43 square foot storage/utility room, and an "as-built" 8-foot high wall, which includes a covered entry door, along the front property line. The proposal includes the demolition of a 64 square-foot "as-built" storage shed. The proposal will address violations identified in ZIR2012-00486, ENF2012-00824, and ENF2012-00954.

The discretionary applications required for this project are:

1. A Modification to allow additions and alterations to the existing residence and a freestanding covered entry door to encroach into the required ten-foot front setback (SBMC § 28.21.060 and SBMC § 28.92.110); and
2. A Modification to allow the “as-built” wall/fence to exceed the maximum allowable height of 3.5 feet when located within ten feet of the front property line or ten feet of either side of a driveway for a distance of twenty feet back from the front property line. (SBMC § 28.87.170 and SBMC § 28.92.110).

On February 6, 2013, the Staff Hearing Officer partially approved the Modification requests subject to several conditions. The appellant is appealing the partial denial of the project and related conditions of approval.

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Sections 15301 (Existing Facilities) and 15305 (Minor Land Use Limitations).

Case Planner: Suzanne Riegle, Assistant Planner

Email: SRiegle@SantaBarbaraCA.gov Phone: (805) 564-5470, ext. 2687.

Suzanne Riegle, Assistant Planner, gave the Staff presentation.

Geoff Rockwell, Appellant, gave the Appellant presentation.

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

MOTION: Thompson/Bartlett

Assigned Resolution No. 005-13

Uphold the appeal and deny the Staff Hearing Officer’s decision to partially approve the subject application making the findings in the Staff Report dated March 7, 2013, and subject to the conditions of approval contained in SHO Resolution No. 006-13, as amended by the following conditions:

1. Delete Condition A.
2. Amend Condition C to delete the words: “and the 43 sq. ft. utility/storage room”.
3. Delete Condition D.

This motion carried by the following vote:

Ayes: 4 Noes: 1 (Lodge) Abstain: 0 Absent: 2 (Jordan, Pujo)

Chair Schwartz announced the ten calendar day appeal period.

IV. ADMINISTRATIVE AGENDA

ACTUAL TIME: 2:13 P.M.

E. Committee and Liaison Reports.

1. Staff Hearing Officer Liaison Report

Commissioner Lodge reported on the Staff Hearing Officer meeting held on March 6, 2013.

2. Other Committee and Liaison Reports

- a. Commissioner Lodge reported on the Historic Landmarks Commission meeting of March 13, 2013.
- b. Commissioners Campanella and Pujo attended the Sustainability Council Committee meeting on February 27, 2013.
- c. Commissioner Campanella reported on the Downtown Parking Committee's Annual Retreat on March 14, 2013.
- d. Commissioner Schwartz reported on the groundbreaking of the Sansum Clinic on Foothill Road on March 12, 2013.
- e. Commissioner Schwartz reported on attending the City Council's meeting on revenue generation strategies.
- f. The Commission acknowledged receipt of the Guidelines for City of Santa Barbara Advisory Groups.
- g. Planning Commission Secretary Julie Rodriguez reminded the Commission of the impending deadline for submitting the annual Form 700.

V. ADJOURNMENT

Chair Schwartz adjourned the meeting at 2:23 P.M.

Submitted by,



Julie Rodriguez, Planning Commission Secretary