



City of Santa Barbara Planning Division

PLANNING COMMISSION MINUTES

May 2, 2013

CALL TO ORDER:

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

I. ROLL CALL

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

Absent: Commissioner Deborah Schwartz

STAFF PRESENT:

Renee Brooke, Senior Planner
N. Scott Vincent, Assistant City Attorney
Rob Dayton, Principal Transportation Planner
Steve Foley, Supervising Transportation Planner
Allison De Busk, Project Planner
Irma Unzueta, 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 continued from April 25, 2013:

1. Draft Minutes of April 11, 2013
2. Resolution 007-13
Recommendation to City Council on Average Unit-Size Density (AUD)
Incentive Program

MOTION: Lodge/Pujo

Approve the minutes and resolutions as corrected.

This motion carried by the following vote:

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

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

None.

- C. Announcements and appeals.

Ms. Brooke announced that the California Chapter, Central Coast Section, of the American Planning Association (APA) would be holding their Award Ceremony in Ventura on Saturday. The City of Santa Barbara submitted two entries for consideration; the General Plan Sustainability Framework and Land Use Element and the Climate Action Plan.

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

Chair Jordan opened the public hearing at 1:15 P.M. and, with no one wishing to speak, closed the hearing.

III. NEW ITEM:

ACTUAL TIME: 1:15 P.M.

APPLICATION OF RUSS BANKO, AGENT FOR JACQUES HABRA, 3425 SEA LEDGE LANE, APN 047-083-012, A-1/SD-3 ZONES, LOCAL COASTAL PLAN DESIGNATION: RESIDENTIAL-1 DU/ACRE (MST2012-00135)

The subject project is a proposal for alterations and additions to an existing one-story, 1,589 square foot, single-family residence with detached garage, located on a 17,490 square foot blufftop lot in the Hillside Design District. The proposed construction consists of 1,566 square feet of one and two-story additions, a 449 square foot basement; demolition of the existing garage to be replaced with a 451 square foot, two-car garage and a 220 square foot, one-car carport and a 1,211 square foot "as-built" deck with above-ground spa. Proposed grading includes approximately 340 cubic yards of cut, 180 cubic yards of fill and 160 cubic yards of export. The resultant residence of 3,826 square feet (which includes a 100% basement floor area reduction) is 87% of the guideline floor-to-lot area ratio (FAR).

The discretionary application required for this project is a Coastal Development Permit (CDP2012-00004) 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 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.

Russ Banko, Agent, gave the Applicant presentation.

Chair Jordan opened the public hearing at 1:37 P.M., and with no one wishing to speak, the public hearing was closed.

MOTION: Lodge/Bartlett

Assigned Resolution No. 008-13

Approved the project, making the findings for Coastal Development Permit outlined in the Staff Report, dated April 25, 2013, subject to the revised Conditions of Approval, distributed May 2, 2013, with the following revisions:

1. Condition C.3 to include that lighting should be contained to the property line, not the retaining wall.
2. Condition E.3. to read: "A minimum width of 16' along the private Sea Ledge Lane shall remain clear and unobstructed for ingress/egress and emergency access during construction. The applicant shall provide 48 hour notice to adjacent neighbors if Sea Ledge Lane ever needs to be blocked for a temporary basis. Construction vehicle/equipment/ materials storage and staging shall be done on-site. No parking or storage shall be permitted within the public right-of-way unless specifically permitted by the Transportation Manager with a Public Works Permit. Said permit shall specify that workers are to park on the north side of Cliff Drive and be shuttled to Sea Ledge Lane.
3. Condition D.2.b. to include the addition of "exterior lighting", between landscape and tree protection elements.
4. Add Condition that limits construction hours to no Saturday, Sunday or Holiday construction.

This motion carried by the following vote:

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

Chair Jordan announced the ten calendar day appeal period.

IV. ADMINISTRATIVE AGENDA

ACTUAL TIME: 2:09 P.M.

E. Committee and Liaison Reports.

1. Staff Hearing Officer Liaison Report

Commissioner Lodge reported on the Staff Hearing Officer meeting held on May 1, 2013.

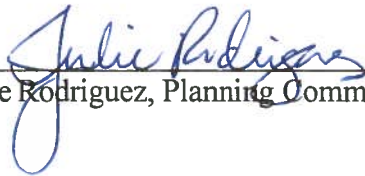
2. Other Committee and Liaison Reports

- a. Commissioner Bartlett reported on the AIA Award Series and First Thursday.
- b. Commissioner Lodge reported on a new book store soon to open in the Granada Bldg at 1224 State Street.
- c. Commissioner Thompson announced that the Music Academy is having its annual May Madness Sale on Saturday from 9 A.M. – 3 P.M.
- d. Commissioner Jordan announced that this is the closing weekend of Santa Barbara High School's production of Spamalot.

V. **ADJOURNMENT**

Chair Jordan adjourned the meeting at 2:12 P.M.

Submitted by,



Julie Rodriguez, Planning Commission Secretary