



# City of Santa Barbara Planning Division

## PLANNING COMMISSION MINUTES

March 13, 2014

### CALL TO ORDER:

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

### **I. ROLL CALL**

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

### **STAFF PRESENT:**

Renee Brooke, Senior Planner  
N. Scott Vincent, Assistant City Attorney  
Cameron Benson, Creeks Manager  
Tim Burgess, Water Resources Specialist  
Laura Yanez, Project Engineer  
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 13, 2014

**MOTION: Lodge/Thompson**

Approve the minutes.

This motion carried by the following vote:

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

2. Resolution 005-14  
Recommendation to City Council for Air Quality Design Standards for Development near Highway 101

**MOTION: Lodge/Thompson**

Approve Resolution 005-14..

This motion carried by the following vote:

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

Commissioner Jordan was absent at the February 13, 2104 meeting but stated that he would have voted in favor of the motion had he been present.

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

None.

- C. Announcements and appeals.

Ms. Brooke made the following announcements:

1. City Council will be hearing the Mission Canyon Community Plan on March 18, 2014.
2. City Council will be hearing the Ordinance Amendments related to Fences, Screens, Walls and Hedges on March 25, 2014.
3. The ABR project at 510 N. Salsipuedes was previously appealed and has been appealed again, and is tentatively scheduled to be heard by City Council on April 29, 2014.

- 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. DISCUSSION ITEM:**

#### **ACTUAL TIME: 1:05 P.M.**

#### **PERMEABLE PAVERS PROJECTS**

Staff will provide an update on the Creek Division's Permeable Pavers Projects and answer questions.

Case Planner: Cameron Benson, Creeks Manager

Email: [CBenson@SantaBarbaraCA.gov](mailto:CBenson@SantaBarbaraCA.gov)

Phone: (805) 897-2508.

Cameron Benson, Creeks Manager, gave the Staff presentation, joined by Tim Burgess, Water Resources Specialist, and Laura Yanez, Project Engineer.

The Commission acknowledged the good work done by the Creek's Division Staff that has received wide acclaim as a model referenced by other municipalities and is saving money on installation and maintenance of infrastructure.

Chair Schwartz called a recess at 2:10 PM. and reconvened the meeting at 2:17 P.M.

**IV. NEW ITEM:**

**ACTUAL TIME: 2:17 P.M.**

**RECUSALS:** To avoid any actual or perceived conflict of interest, Commissioner Jordan recused himself from hearing this item due to living in close proximity to the project, and left the dais at 2:17 P.M.

**APPLICATION OF JIM ZIMMERMAN, ARCHITECT FOR MICHAEL SMULSKI, 2345 EDGEWATER WAY, APN 041-350-001, E-3/SD-3 ONE FAMILY RESIDENCE AND COASTAL OVERLAY ZONES, GENERAL PLAN AND LCP LAND USE DESIGNATION: LOW DENSITY RESIDENTIAL (5 DU/AC) (MST2013-00341).**

The subject project is a proposal for the demolition of the existing, two-story, 2,171 square foot, single-family residence, and construction of a two-story, 2,816 square foot, single-family residence, including an attached 420 square foot, two-car garage. The project includes the removal of two existing palm trees on-site, new site walls and fencing, a new pool and spa, new hardscape and site landscaping on a 25,265 square foot, blufftop lot in the Hillside Design District.

The discretionary application required for this project is a Coastal Development Permit (CDP2013-000012) to allow the proposed development in the Appealable Jurisdiction of the City's 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 15303.

Case Planner: Kelly Brodison, Assistant Planner

Email: KBrodison@SantaBarbaraCA.gov

Phone: (805) 564-5470, ext. 4531.

Kelly Brodison, Assistant Planner, gave the Staff presentation.

Jim Zimmerman, Architect, gave the Applicant presentation.

Chair Schwartz opened the public hearing at 2:30 P.M.

Denise Woolery, Chair of the Single Family Design Board (SFDB) stated that SFDB had made the findings for neighborhood compatibility and forwarded the project to the Planning Commission.

The following people spoke in support of the project:

1. Sam Ryan

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

1. Dominick Namnath, neighbor, was concerned with neighborhood compatibility.

2. Luciana Richard, neighbor, was concerned with the project's height and neighborhood compatibility.

Michael Smulski, Owner, stated to the Commission his desire to live and develop his project in Santa Barbara and the challenges he has faced in the development process.

With no one else wishing to speak, the public hearing was closed at 2:42 P.M.

**MOTION: Lodge/Pujo**

**Assigned Resolution No. 006-14**

Approved the project, making the findings for the Coastal Development Permit outlined in the Staff Report, dated March 6, 2014, 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 (Jordan)

Chair Schwartz announced the ten calendar day appeal period.

**V. ADMINISTRATIVE AGENDA**

**ACTUAL TIME: 3:15 P.M.**

**E. Committee and Liaison Reports.**

1. Staff Hearing Officer Liaison Report

None was given.

2. Other Committee and Liaison Reports

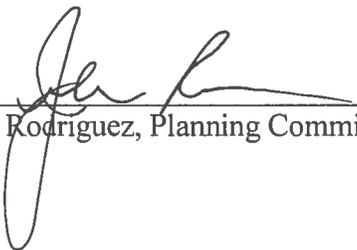
1. Commissioner Lodge reported on the Historic Landmarks Committee meeting of March 12, 2014.
2. Commissioner Pujo announced that the Architectural Foundation of Santa Barbara will be hosting a free Kids Draw Architecture event at the Santa Barbara Mission on April 5, 2014 and at the Music Academy of the West on April 12, 2014.
3. Commissioner Thompson reported on the Single Family Design Board meeting of March 10, 2014.
4. Commissioner Schwartz reported on the Water Commission meeting of March 10, 2014.
5. Commissioner Schwartz announced that People's Self Help Housing will have a grand opening of their Carpinteria project on April 10, 2014.

6. Commissioner Campanella reported on the Architectural Board of Review meeting of March 3, 2014.
7. Commissioner Campanella reported on the Sustainability Council Meeting on March 11, 2014.
8. Commissioner Campanella reported on today's Downtown Parking Committee meeting.
9. Chair Schwartz announced that the March 20, 2014 Planning Commission meeting will hear the El Estero Wastewater Treatment Plant project at 520 E. Yanonali Street.

**VI. ADJOURNMENT**

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

Submitted by,

  
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Julie Rodriguez, Planning Commission Secretary





# City of Santa Barbara Planning Division

## PLANNING COMMISSION MINUTES

March 20, 2014

### CALL TO ORDER:

Chair Schwartz called the meeting to order at 1:04 P.M.

### I. ROLL CALL

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

### STAFF PRESENT:

Renee Brooke, Senior Planner  
N. Scott Vincent, Assistant City Attorney  
Steven Greer, Project Planner  
Christopher Toth, Waste Water Systems Manager  
Sara Iza, Project Planner  
Lisa Arroyo, Project Engineer  
Julie Rodriguez, Planning Commission Secretary

### II. PRELIMINARY MATTERS:

- A. Requests for continuances, withdrawals, postponements, or addition of ex-agenda items.  
None were made.
- B. Announcements and appeals.  
None were made.
- C. Comments from members of the public pertaining to items not on this agenda.  
Chair Schwartz opened the public hearing at 1:04 P.M. and, with no one wishing to speak, closed the hearing.

III. NEW ITEM:

ACTUAL TIME: 1:05 P.M.

APPLICATION FOR THE CITY OF SANTA BARBARA PUBLIC WORKS DEPARTMENT, 520 E. YANONALI ST., APN 017-540-005, OCEAN-ORIENTED LIGHT MANUFACTURING (OM-1) /COASTAL OVERLAY (S-D-3) ZONES, LOCAL COASTAL PLAN DESIGNATION: MAJOR PUBLIC AND INSTITUTION, MST2013-00482; CDP2013-00011

The proposed project consists of upgrades/improvements to the existing secondary treatment facilities located at the El Estero Wastewater Treatment Plant, so that secondary effluent can be more effectively filtered for recycled water production and to address longstanding operational issues. With the exception of replacement/installation of underground piping, the project will occur entirely within the existing secondary treatment facilities structure. The discretionary application required for this project is a Coastal Development Permit (CDP2013-00011) to allow the proposed development in the Appealable Jurisdiction of the City's 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 15302(c) (Replacement or reconstruction of existing utility systems and/or facilities involving negligible or no expansion of capacity).

Case Planner: Steven Greer, Project Planner  
Email: [SGreer@SantaBarbaraCA.gov](mailto:SGreer@SantaBarbaraCA.gov)

Phone: (805) 564-5470, ext. 4558.

Steven Greer, Project Planner, led the Staff presentation.

Lisa Arroyo, Project Engineer, gave the Applicant presentation. Sara Iza, Project Planner, and Christopher Toth, Waste Water Systems Manager, were available to answer any questions.

Chair Schwartz opened the public hearing at 1:30 P.M.

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

1. Dr. Edo McGowan also submitted written comments and expressed concern about aerosolized bacteria.
2. Kenneth Warfield requested an Environmental Review to assess human health impacts of pathogens produced.

With no one else wishing to speak, the public hearing was closed at 1:34 P.M.

**MOTION: Jordan/Thompson**

**Assigned Resolution No. 007-14**

Approved the project, making the findings for the Coastal Development Permit outlined in the Staff Report, dated March 13, 2014, subject to the Conditions of Approval in Exhibit A of the Staff Report with the following revisions to the Conditions of Approval:

1. Under Construction Implementation Requirements, add condition E.8., to state that night construction lighting shall be directed downward and away from adjacent properties and the riparian corridor.

This motion carried by the following vote:

Ayes: 7 Noes: 0 Abstain: 0 Absent: 0

Chair Schwartz announced the ten calendar day appeal period.

**IV. ADMINISTRATIVE AGENDA**

**ACTUAL TIME: 2:26 P.M.**

**D. Committee and Liaison Reports.**

**1. Staff Hearing Officer Liaison Report**

Commissioner Jordan reported on the Staff Hearing Officer meetings held on March 5, 2014 and March 19, 2014.

**2. Other Committee and Liaison Reports**

a. Commissioners Schwartz and Thompson reported on attending the Semi-Annual Chair and Vice Chair Committee meeting on March 19, 2014.

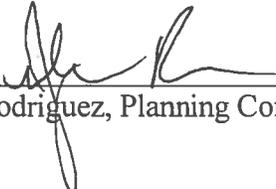
**3. Report from the Chair.**

- a. The Parks and Recreation Community Foundation will hold a benefit event on Sunday April 22, 2014 at the Carrillo Recreation Center Ballroom. More information can be found at PARCSB.org.
- b. Distributed a phone list of City of Santa Barbara services.
- c. Announced that the Planning Commission will meet on April 3, 2014 and will review the Sandman Inn redevelopment project at 3714 – 3744 State Street.

**V. ADJOURNMENT**

Chair Schwartz adjourned the meeting at 2:33 P.M.

Submitted by,

  
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Julie Rodriguez, Planning Commission Secretary

