



City of Santa Barbara Planning Division

PLANNING COMMISSION MINUTES

April 10, 2014

CALL TO ORDER:

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

I. ROLL CALL

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

Absent: Commissioners Bartlett and Lodge

STAFF PRESENT:

John Ledbetter, Principal Planner

Renee Brooke, Senior Planner

N. Scott Vincent, Assistant City Attorney

Barbara Shelton, Project Planner/Environmental Analyst

Elizabeth Limon, Project Planner

Allison De Busk, Project 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 Schwartz opened the public hearing at 1:01 P.M. and, with no one wishing to speak, closed the hearing.

III. **NEW ITEM:**

ACTUAL TIME: 1:01 P.M.

APPLICATION OF ROBERT PESTER, ARCHITECT FOR STONE 2000 FAMILY TRUST, 296 SCHULTE LANE, APN 055-230-004, A-1 ONE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL, (MST2013-00406)

The proposed project involves relocating the previously approved grading envelope on property located at 296 Schulte Lane. The subject property was created as part of the five-lot subdivision of 3688 Foothill Road, which was approved by the Planning Commission on May 7, 1992. The project site is 2.2 acres and is currently vacant. The previously approved grading envelope is proposed to be relocated from the area of the existing orchard (formerly the tennis court and surrounding area) to an area immediately north of the previously approved grading envelope. The intent in relocating the grading envelope is to construct a new single-family residence while maintaining the existing orchard. The proposed grading envelope would have a slope of 29%.

The discretionary action required for this project is an Amendment to the conditions of approval and previously approved grading envelope for Lot 4 (296 Schulte Lane) of the subdivision of 3688 Foothill Road, as approved by Planning Commission Resolution 015-92 and shown on the approved Tentative Subdivision Map.

An Addendum to the Negative Declaration adopted for the original subdivision has been prepared and the Planning Commission considered the Addendum with the Negative Declaration prior to making a decision on the project pursuant to the California Environmental Quality Act Guidelines Section 15164.

Case Planner: Allison De Busk, Project Planner

Email: ADeBusk@SantaBarbaraCA.gov Phone: (805) 564-5470, ext. 4552.

Allison De Busk, Project Planner, gave the Staff presentation.

Clay Aurell, AB Design Studio, Inc., gave the Applicant presentation. Bret Stone, homeowner, and Robert Pester, AB Design Studio, were available to answer any of the Commission's questions. Mr. Aurell submitted three letters of support from neighbors George and Elaine Kitagawa, Don Galloway, and Amy Tracewell.

Chair Schwartz opened the public hearing at 1:11 P.M., and with no one wishing to speak, the public hearing was closed.

MOTION: Thompson/Jordan

Assigned Resolution No. 009-14

Approved the project, making the findings for the Amendment outlined in the Staff Report, dated April 3, 2014, subject to the Revised Conditions of Approval distributed at the hearing.

Commissioner Pujo asked the motion maker to consider adding the following conditions:

1. Minimize grading such that it is not substantially more than what was approved for the original grading.
2. Retain the orchard to the extent feasible, and include it on the approved Landscape Plan so that any changes require approval by the Single Family Design Board.
3. Lighting shall not be directed toward the creek or riparian area. This is in addition to the standard lighting condition contained within condition II.A.4. of the original PC Resolution No. 015-92.

Chair Schwartz concurred with the request for added conditions. However, the motion makers declined the requested additions.

Commissioners Thompson and Jordan stated that the Single Family Design Board could apply the Single Family Residence Design Guidelines and Outdoor Lighting Guidelines to adequately cover the proposed added conditions.

This motion carried by the following vote:

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

Chair Schwartz announced the ten calendar day appeal period.

Chair Schwartz announced a recess at 2:00P.M. and reconvened the meeting at 2:11 P.M.

IV. DISCUSSION ITEM

ACTUAL TIME: 2:11 P.M.

LOCAL COASTAL PROGRAM (LCP) UPDATE

Staff will provide an overview of the LCP Update Work Program. This initial presentation will focus on timing and coordination with Coastal Commission staff, and significant work program assumptions regarding the scope of work, including in-progress reviews by the Planning Commission, Harbor Commission and Parks & Recreation Commission.

Case Planners: John Ledbetter, Principal Planner; and Elizabeth Limón, Project Planner
Email: JLedbetter@SantaBarbaraCA.gov Phone: (805) 897-2569
ELimon@SantaBarbaraCA.gov Phone: (805) 564-5470, ext. 4569

Elizabeth Limón, Project Planner, gave the Staff presentation joined by John Ledbetter, Principal Planner.

The discussion was interactive between the Commission and Staff over topics that included, but was not limited to the Climate Action Plan, Local Coastal Programs throughout the state, and the potential for suggesting changes to the defined Coastal Zone Boundary.

Commissioner Jordan suggested that the public outreach and education component include some economic descriptors, such as potential impacts of sea level rise to tourism, beach recreation, commercial fishing industry, etc. Staff responded that the current budget does not allow for such an economic analysis, but staff can reference other studies. The Commission acknowledged the budget constraint and encouraged Staff to include reference to any economic studies available.

The Commission was appreciative of Staff's update and looked forward to future reviews as the LCP Update Work Program continues.

V. **ADMINISTRATIVE AGENDA**

ACTUAL TIME: 3:24 P.M.

A. Committee and Liaison Reports.

1. Staff Hearing Officer Liaison Report

Commissioner Jordan reported on the Staff Hearing Officer meeting held April 2, 2014.

2. Other Committee and Liaison Reports

a. Commissioners Pujo and Campanella reported on the Sustainability Committee meeting they attended earlier in the day.

b. Commissioner Thompson reported on the Single Family Design Board meeting of April 7, 2014.

c. Commissioner Thompson reported on the Historic Landmarks Committee meeting of April 9, 2014.

d. Commissioner Campanella reported on the Downtown Parking Committee meeting held earlier in the day.

e. Commissioner Campanella gave insight to next week's Architectural Board of Review meeting. Senior Planner Renee Brooke gave additional comments.

3. Report from the Chair.

a. The Natural History Museum will hold a community forum on the Museum Master Plan today from 7:00 P.M. - 8:30 P.M.

b. Chair Schwartz announced the tentative agenda for the next Planning Commission meeting on April 17, 2014.

- c. Commissioners Pujo, Campanella and Schwartz have been working on the Zoning Information Reports subcommittee and provided an update on progress made.

VI. ADJOURNMENT

Chair Schwartz adjourned the meeting at 3:38 P.M.

Submitted by,



Julie Rodriguez, Planning Commission Secretary

