



# City of Santa Barbara Planning Division

## PLANNING COMMISSION MINUTES

October 2, 2014

### CALL TO ORDER:

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

### **I. ROLL CALL**

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

**Absent: Commissioner Pujo**

### **STAFF PRESENT:**

Renee Brooke, Senior Planner  
N. Scott Vincent, Assistant City Attorney  
Peter Lawson, Associate Planner  
Julie Rodriguez, Planning Commission Secretary

### **II. PRELIMINARY MATTERS:**

A. Commissioner Bartlett announced his recusal from hearing Item IV. 1298 Coast Village Road and left the dais at 1:07 P.M.

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

1. Draft Minutes of September 18, 2014
2. Resolution No. 024-14  
3435 Marina Drive

### **MOTION: Thompson/Lodge**

Approve the minutes and resolution as corrected.

This motion carried by the following vote:

Ayes: 5 Noes: 0 Abstain: 0 Absent: 2 (Bartlett, Pujo)

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

Senior Planner Renee Brooke announced the following changes to the agenda:

1. Item III. 120 E. Pedregosa Street has been postponed and renoticed to be heard on October 16, 2014.

D. Announcements and appeals.

Ms. Brooke made the following announcements:

2. The Planning Commission's decision on 3435 Marina Drive has been appealed to City Council and will be heard in November.
3. October is National Community Planning Month. The American Planning Association (APA) has designated State Street, Santa Barbara, as one of ten great streets in America for 2014. More information can be found at [www.Planning.org/GreatPlaces](http://www.Planning.org/GreatPlaces).

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

Chair Schwartz opened the public hearing at 1:08 P.M

Kate Schwab, Downtown Santa Barbara, spoke on events taking place tonight for First Thursday in the downtown area.

With no one else wishing to speak, the hearing was closed at 1:10 P.M.

**III. NEW ITEM:**

**APPLICATION OF JOSE LUIS ESPARZA, ARCHITECT FOR JAMES & MARIA FRANZEN, 120 EAST PEDREGOSA STREET, APN 027-041-017, E-1 (ONE-FAMILY RESIDENCE) ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL MST2014-00226) Postponed.**

The proposed project involves a 302 square foot two-story addition and new first and second floor covered porches at the rear of the existing 2,044 square foot two-story single-family residence with a detached 420 square foot two-car garage, on the 6,600 square-foot site. The proposed 2,766 square feet of development on a 6,600 square foot lot is 97% of the maximum floor-to-lot area ratio (FAR). The existing house exceeds 25 feet in height and is currently 86% of the maximum FAR.

The discretionary application required for this project is a Modification to allow the net floor area to exceed 85% of the maximum allowable on a lot with a building whose existing height exceeds 25 feet (SBMC §28.92.110.A.6 and §28.15.083.D).

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: Tony Boughman, Assistant Planner  
Email: [TBoughman@SantaBarbaraCA.gov](mailto:TBoughman@SantaBarbaraCA.gov)

Phone: (805) 564-5470, ext. 4539

IV. **DISCUSSION ITEM**

**ACTUAL TIME: 1:11 P.M.**

**RECUSALS:** Commissioner Bartlett recused himself due to his architectural firm being in contract with the Applicant on another project and left the dais at 1:07 P.M.

**APPLICATION OF JEFF GORRELL, ARCHITECT FOR OLIVE OIL & GAS, APPLICANT, 1298 COAST VILLAGE ROAD, APN: 009-230-043, ZONING DESIGNATION: COMMERCIAL (C-1), LOCAL COASTAL PLAN DESIGNATION: COMMERCIAL (MST2004-00493)**

On March 28, 2008, the Planning Commission approved demolition of an existing service station and construction of a new, approximately 18,000 square foot mixed-use project, comprised of eight residential units and 5,000 square feet of commercial space on this site. The project was appealed to City Council. On July 15, 2008, Council denied the appeal and approved the project with minor changes (City Council Resolution 08-084).

The current proposal is a Substantial Conformance Determination request to reduce the number of residential units from eight to six, which includes minor changes to the building elevations and floor plans. The proposed project also includes relocating the required residential storage area and increasing the amount of parking. The purpose of the hearing is to receive input from the Planning Commission and the public regarding the request. The Community Development Director will make the final determination as to whether or not the proposal is in substantial conformance with the approved project; therefore, the Planning Commission will not take a formal action on this item.

Case Planner: Peter Lawson, Associate Planner

Email: PLawson@SantaBarbaraCA.gov

Phone: (805) 564-5470, ext. 4565

Renee Brooke, Senior Planner, gave the Staff presentation, joined by Peter Lawson, Associate Planner.

Jeff Gorrell, Architect, gave the Applicant presentation.

Chair Schwartz opened the public hearing at 1:28 P.M.

The following people commented on the project:

1. Ed Edick was impressed with changes and said they are most appropriate for the site.
2. Jim Fabio submitted a letter and supports the reduction of residential units, but opposes the three story project as proposed. Does not feel that the size, bulk, and scale of the building were reduced as requested by Council.

With no one else wishing to speak, the public hearing was closed at 1:31 P.M.

Chair Schwartz reminded the public that the Commission would not be taking any formal action and that the focus of the hearing was for the Commission and the public to provide input to the Community Development Director on the project's conformance with land use approval. Appreciation was expressed for comments received from the neighbors.

The consensus of the Commission was that the proposed changes were fairly minor and they could support the Substantial Conformance Determination. A majority of the Commission expressed appreciation for the addition of two parking spaces within the approved building footprint given the project's location on Coast Village Road.

V. **ADMINISTRATIVE AGENDA**

**ACTUAL TIME: 1:57 P.M.**

A. Committee and Liaison Reports

1. Staff Hearing Officer Liaison Report

Commissioner Jordan reported on a portion of the Staff Hearing Officer meeting of October 1, 2014 and will give more information at the next meeting.

2. Other Committee and Liaison Reports

a. Commissioner Lodge reported on the Park and Recreation Commission meeting of September 24, 2014.

b. Commissioner Lodge reported on the Historic Landmarks Commission meeting of September 24, 2014.

c. Commissioner Campanella reported on Architectural Board of Review meeting of September 29, 2014.

d. Commissioner Campanella reported on the Downtown Parking Committee meeting of September 11, 2014.

e. Commissioner Thompson reported on the Single Family Design Board meeting of September 29, 2014.

3. Report from the Chair

a. Chair Schwartz reported that the next Planning Commission meeting will be October 9, 2014.

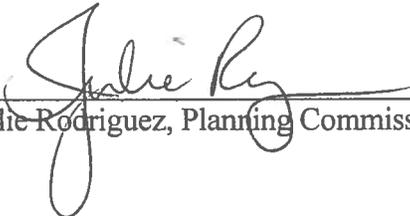
b. There will be a Housing Element Public Workshop held on October 22, 2014 at the Faulkner Gallery in the Santa Barbara Library. The public was encouraged to attend. More information will be made available at [www.SantaBarbaraCA.gov/PC](http://www.SantaBarbaraCA.gov/PC).

c. The Planning Commission will hold a special meeting on Thursday, October 23, 2014 to discuss the Housing Element.

VI. ADJOURNMENT

Chair Schwartz adjourned the meeting at 2:08 P.M.

Submitted by,

  
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Julie Rodriguez, Planning Commission Secretary

