



# City of Santa Barbara Planning Division

## PLANNING COMMISSION MINUTES

October 16, 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  
Sue Gray, Community Development Business Manager  
Lieutenant Brent Mandrell, Santa Barbara Police Department  
Kelly Brodison, Assistant Planner  
Tony Boughman, 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 October 2, 2014

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

Approve the minutes.

This motion carried by the following vote:

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

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

None.

C. Announcements and appeals.

Ms. Brooke made the following announcements:

1. There will be a Special Planning Commission meeting on October 23, 2014 in Council Chambers on the Draft Housing Element.
  2. There will be a public workshop on the Draft Housing Element on October 22, 2014 at 4:30 P.M. in the Faulkner Gallery at the Santa Barbara Public Library, Main Branch.
- D. Comments from members of the public pertaining to items not on this agenda.
- Chair Schwartz opened the public hearing at 1:07 P.M.
- Ethan Shenkman addressed the Commission on childhood public safety.
- With no one else wishing to speak, the hearing was closed.

**III. NEW ITEM:**

**ACTUAL TIME: 1:08 P.M.**

**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)**

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 project includes an interior remodel and associated window changes on the west elevation. 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 applications required for this project are:

1. 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), and;
2. A Modification to allow new windows in the western wall of the existing house, which currently encroaches into the ten-foot interior setback (SBMC §28.92.110.A.2).

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

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

Tony Boughman, Assistant Planner, gave the Staff presentation.

Email: KBrodison@SantaBarbaraCA.gov

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

Kelly Brodison, Assistant Planner, gave the Staff presentation. Sue Gray, Community Development Business Manager, was available to answer any of the Commission's questions.

Joe Tumbler, Interim Executive Director (volunteer), gave the Casa Esperanza Update presentation joined by Dave Tabor, Chair, Milpas Action Task Force (MATF); and Lieutenant Brent Mandrell, Santa Barbara Police Department.

Chair Schwartz acknowledged City Council Member Cathy Murillo's presence in the audience. Council Member Murrillo is a council liaison to the Milpas Action Task Force.

Chair Schwartz opened the public hearing at 2:19 P.M.

Sharon Byrne, Executive Director, Milpas Community Association (MCA), spoke to the considerable improvement made by Casa Esperanza over the last two years. Community relations have improved with Casa Esperanza now meeting each week with the Milpas Community Association, as part of the newly formed Milpas Outreach Pilot, to help the chronically homeless get off of the street. The MCA also contributed a golf cart to assist Casa Esperanza in making security rounds. She would like to see Casa Esperanza continue to focus on serving the Santa Barbara homeless population first.

With no one else wishing to speak, the public hearing was closed at 2:22 P.M.

The majority of the Commission expressed appreciation for the marked improvement in addressing neighborhood concerns and condition compliance by Casa Esperanza since their last update in 2012, also evident by the absence of public outcry seen in past years. The Commission recognized the efforts made by Mr. Tumbler, Casa Esperanza, the Milpas Action Task Force - assisted by a third-party mediation consultant; the Milpas Community Association; and neighbors, all working together to succeed. Many Commissioners expressed how this collaboration served as a model for other communities in operating a community homeless shelter.

Casa Esperanza was encouraged by the Commission to continue its recent progress and for a successful hiring of a new Executive Director who can lead in putting Casa Esperanza's financial affairs in order.

V. **ADMINISTRATIVE AGENDA**

**ACTUAL TIME: 3:18 P.M.**

- E. Committee and Liaison Reports
  - 1. Staff Hearing Officer Liaison Report

James and Maria Franzen, Owners, and Jose Luis Esparza, Architect, provided Applicant comments.

Fred Sweeney, Single Family Design Board (SFDB) Chair, commented that this is one of many existing nonconforming residences that come to the SFDB, and perhaps this sort of minor improvement to a nonconforming building element could be addressed in the Zoning Ordinance update. The additional size, bulk, and scale at the rear of the house would not change the streetscape, and because there are nearby larger older homes, the SFDB found the addition and the proposed FAR to be compatible with the neighborhood.

Chair Schwartz opened the public hearing at 1:20 P.M., and with no one wishing to speak, closed the hearing.

**MOTION: Jordan/Bartlett**

**Assigned Resolution No. 025-14**

Approved the project, making the findings for the Floor-to-Lot Area Ratio (FAR) Modification and Interior Setback Modification as outlined in the Staff Report, dated October 9, 2014, subject to the Conditions of Approval in Exhibit A of the Staff Report with the following revision to the Conditions of Approval:

1. The site plan shall be corrected to show accurate driveway access.

This motion carried by the following vote:

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

Chair Schwartz announced the ten calendar day appeal period.

Chair Schwartz called for a recess at 1:45 P.M. and reconvened the meeting at 1:51 P.M.

**IV. DISCUSSION ITEM**

**ACTUAL TIME: 1:51 P.M.**

**STATUS REPORT FOR CASA ESPERANZA, 816 CACIQUE AND 100 SOUTH QUARANTINA STREETS, APNS 017-240-021, 017-113-035 & 017-113-034, M-1 LIGHT MANUFACTURING, C-2 GENERAL COMMERCE AND S-D-3 COASTAL OVERLAY ZONES, LOCAL COASTAL PLAN DESIGNATION: INDUSTRIAL (MST99-00432)**

The purpose of this meeting is for Casa Esperanza to provide its Two-Year Progress Report on the operation of the Homeless Shelter, located at 816 Cacique Street, as required by Condition II.F of Planning Commission Resolution 008-09.

**The Planning Commission will receive the report and hear public comment only. The Planning Commission will not take any action on the approved Conditional Use Permit during this discussion item.**

Case Planner: Kelly Brodison, Assistant Planner

- a. Commissioner Jordan reported on the Staff Hearing Officer meeting of October 15, 2014.

2. Other Committee and Liaison Reports

- a. Commissioner Thompson reported on the Airport Commission meeting of October 15, 2014.
- b. Commissioner Bartlett reported on the Architectural Board of Review meeting of October 6, 2014.
- c. Commissioner Schwartz reported on the Water Commission meeting of October 13, 2014.
- d. Commissioner Schwartz reported on the City Council Meeting of October 14, 2014.
- e. Commissioner Lodge reported on reported on the City's Water-Wise Program.
- f. Commissioner Schwartz reported that she and Commissioner Lodge attended the ground breaking ceremony of the Children's Museum, now renamed as the Wolf Museum of Exploration and Innovation (MOXI).

3. Report from the Chair

- a. Chair Schwartz encouraged public participation at the public workshop on the Draft Housing Element scheduled for October 22, 2014.

**VI. ADJOURNMENT**

Chair Schwartz adjourned the meeting at 3:28 P.M.

Submitted by,

  
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Julie Rodriguez, Planning Commission Secretary

