



City of Santa Barbara Planning Division

PLANNING COMMISSION MINUTES

December 18, 2014

CALL TO ORDER:

Chair Schwartz called the meeting to order at 1:05 P.M.

I. ROLL CALL

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

Absent: Commissioner Bruce Bartlett

STAFF PRESENT:

Renee Brooke, Senior Planner
N. Scott Vincent, Assistant City Attorney
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 November 13, 2014

MOTION: Thompson/Lodge

Approve the minutes as corrected.

This motion carried by the following vote:

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

2. Draft Minutes of November 20, 2014

MOTION: Thompson/Jordan

Approve the minutes.

This motion carried by the following vote:

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

3. PC Resolution No. 029-14
1130 State Street

Under Condition II.D.1.c.5., on Page 9, regarding Edison Service, Staff and the Applicant request a rewording to read:

“Owner or Museum shall be responsible for obtaining electrical service for their building. If the transformer or electrical service is to be located on City property, Owner or Museum shall obtain the appropriate authorization for use of City property prior to the installation. Owner or Museum shall continue to coordinate with the City and Southern California Edison (SCE) to establish an appropriate location to install an Edison transformer. If any trenching occurs on City property, Owner or Museum shall repair the affected area to the satisfaction of the City Engineer.”

Trish Allen, Suzanne Elledge Planning and Permitting Services, was available to answer any of the Commission’s questions regarding the condition change.

MOTION: Thompson/Lodge

Approve Resolution as amended.

This motion carried by the following vote:

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

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

None.

- C. Announcements and appeals.

Ms. Brooke made the following announcements:

1. The Planning Commission’s decision on 511 Brosian Way was appealed to City Council and will be heard on January 27, 2015.
2. Commissioner Bruce Bartlett has completed his Planning Commission term after serving on the Commission two terms. Jay Higgins has been appointed as the incoming Planning Commissioner beginning January 2015.
3. Most City offices will be closed Wednesday, December 24, 2014, through January 2, 2015, and will reopen on Monday, January 5, 2015.

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

Chair Schwartz opened the public hearing at 1:19 P.M. and, with no one wishing to speak, closed the hearing.

III. **CONSENT ITEM:**

ACTUAL TIME: 1:19 P.M.

APPLICATION OF JOSE LUIS ESPARZA, ARCHITECT FOR SHANE AND KATIE MAHAN, 302 COLEMAN AVENUE, APN 045-081-007, E-3 (ONE-FAMILY RESIDENCE)/S-D-3 (COASTAL OVERLAY) ZONES, LOCAL COASTAL PLAN DESIGNATION: RESIDENTIAL 5 UNITS PER ACRE (MST2014-00498)

The proposed project involves alterations to an existing 1,690 square-foot one-story single-family residence with attached garage. The proposal would demolish the existing 380 square-foot attached garage and replace it with habitable space and a 100 square-foot addition to create two new bedrooms and a bathroom. The proposal also includes construction of a new 435 square-foot two-car attached garage. An existing detached 108 square-foot storage shed would be converted to a workshop. The project is located on a 9,328 square-foot lot in the Appealable Jurisdiction of the Coastal Zone.

The discretionary application required for this project is a Coastal Development Permit (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 15301.

Case Planner: Tony Boughman, Assistant Planner
Email: TBoughman@SantaBarbaraCA.gov

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

Commissioner Jordan requested that the Planning Commission waive the Staff Report.

MOTION: Jordan/Thompson

Waive the Staff Report.

This motion carried by the following vote:

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

Commissioner Jordan would like to see Coastal Development Permits for consent items such as this minor residential project handled Administratively or heard before the Staff Hearing Officer rather than the having the Applicant bear the time and expense of coming before the Planning Commission. Commissioner Thompson would like to see current review of the Local Coastal Plan (LCP) update consider situations like this one so that the Applicant is not required to come before the Planning Commission. Commissioners Campanella, Pujó, Lodge, and Schwartz concurred with peer remarks.

Chair Schwartz opened the public hearing at 1:29 P.M. and with no one wishing to speak, the public hearing was closed.

MOTION: Jordan/Lodge

Assigned Resolution No. 031-14

Approved the project, making the findings for the Coastal Development Permit as outlined in the Staff Report, dated December 4, 2014, subject to the Conditions of Approval in Exhibit A of the Staff Report with the revision of December 18, 2014 as the hearing date.

This motion carried by the following vote:

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

Chair Schwartz announced the ten calendar day appeal period. Due to the Holiday schedule, the appeal deadline has been extended to Monday, January 5, 2015.

IV. ADMINISTRATIVE AGENDA

ACTUAL TIME: 1:34 P.M.

A. Committee and Liaison Reports

1. Staff Hearing Officer Liaison Report

Commissioner Jordan reported on the Staff Hearing Officer meeting of November 26, 2014, and shared accolades for Susan Reardon, Staff Hearing Officer.

2. Other Committee and Liaison Reports

a. Commissioner Lodge reported on the Historic Landmarks Commission meeting of December 17, 2014.

b. Commissioner Campanella reported on the Architectural Board of Review meeting of December 8, 2014.

c. Commissioner Schwartz reported that she and Commissioner Campanella attended the County's Housing Stakeholder Focus Group meeting on November 20, 2014.

d. Commissioner Schwartz reported on the Water Commission meeting of December 8, 2014.

e. Commissioner Campanella reported that Commissioner Bartlett, who has been unable to attend meetings for personal reasons, was most appreciative of all comments received by Commissioners and Staff. Commissioner Campanella also expressed appreciation for work done by Chair Schwartz this year.

3. Report from the Chair

a. Chair Schwartz acknowledged the recent passing of local architect, Jim Zimmerman.

b. Chair Schwartz reported that the next Planning Commission meeting will be January 8, 2015.

V. **ADJOURNMENT**

Chair Schwartz adjourned the meeting at 1:45 P.M.

Submitted by,

Julie Rodriguez, Planning Commission Secretary

DRAFT



City of Santa Barbara California

CITY OF SANTA BARBARA PLANNING COMMISSION

RESOLUTION NO. 031-14 302 COLEMAN AVENUE COASTAL DEVELOPMENT PERMIT DECEMBER 18, 2014

APPLICATION OF JOSE LUIS ESPARZA, ARCHITECT FOR SHANE AND KATIE MAHAN, 302 COLEMAN AVENUE, APN 045-081-007, E-3 (ONE-FAMILY RESIDENCE)/S-D-3 (COASTAL OVERLAY) ZONES, LOCAL COASTAL PLAN DESIGNATION: RESIDENTIAL 5 UNITS PER ACRE (MST2014-00498)

The proposed project involves alterations to an existing 1,690 square-foot one-story single-family residence with attached garage. The proposal would demolish the existing 380 square-foot attached garage and replace it with habitable space and a 100 square-foot addition to create two new bedrooms and a bathroom. The proposal also includes construction of a new 435 square-foot two-car attached garage. An existing detached 108 square-foot storage shed would be converted to a workshop. The project is located on a 9,328 square-foot lot in the Appealable Jurisdiction of the Coastal Zone.

The discretionary application required for this project is a Coastal Development Permit (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 15301.

WHEREAS, the Planning Commission has held the required public hearing on the above application, and the Applicant was present.

WHEREAS, no one appeared to speak in favor of the application, and no one appeared to speak in opposition thereto, and the following exhibits were presented for the record:

1. Staff Report with Attachments, December 4, 2014.
2. Site Plans

NOW, THEREFORE BE IT RESOLVED that the City Planning Commission:

I. Approved the subject application making the following findings and determinations:

A. COASTAL DEVELOPMENT PERMIT (SBMC §28.44.150)

1. The project is consistent with the policies of the California Coastal Act because it does not result in any adverse effects related to coastal resources, including views and public access, as described in Section V of the Staff Report.
2. The project is consistent with all applicable policies of the City's Local Coastal Plan, all applicable implementing guidelines, and all applicable provisions of the Code because the proposed residence would maintain the single-family character of the West Mesa Neighborhood, would not change existing views to, from or along the coast, and would maintain or improve the quality of marine waters through additional best management practices for on-site storm water management, as described in Section V of the Staff Report.

II. Said approval is subject to the following conditions:

A. **Order of Development.** In order to accomplish the proposed development, the following steps shall occur in the order identified:

1. Pay Land Development Team Recovery Fee (30% of all planning fees, as calculated by staff) at time of building permit application.
2. Record any required documents (see Recorded Conditions Agreement section).
3. Permits.
 - a. Submit an application for and obtain a Building Permit (BLD) for construction of approved development and complete said development.
 - b. Submit an application for and obtain a Public Works Permit (PBW) for all required public improvements and complete said improvements.

Details on implementation of these steps are provided throughout the conditions of approval.

B. **Recorded Conditions Agreement.** The Owner shall execute a *written instrument*, which shall be prepared by Planning staff, reviewed as to form and content by the City Attorney, Community Development Director and Public Works Director, recorded in the Office of the County Recorder, and shall include the following:

1. **Approved Development.** The development of the Real Property approved by the Planning Commission on December 18, 2014 is limited to approximately 2,340 net square feet of total building area and the improvements shown on the plans signed by the chairperson of the Planning Commission on said date and on file at the City of Santa Barbara.
2. **Uninterrupted Water Flow.** The Owner shall allow for the continuation of any historic flow of water onto the Real Property including, but not limited to, swales, natural watercourses, conduits and any access road, as appropriate.
3. **Storm Water Pollution Control and Drainage Systems Maintenance.** Owner shall maintain the drainage system and storm water pollution control devices in a functioning state and in accordance with the Storm Water BMP Guidance Manual and Operations and Maintenance Procedure Plan approved by the Creeks Division. Should any of the project's surface or subsurface drainage structures or storm water pollution control methods fail to capture, infiltrate, and/or treat water, or result in increased erosion, the Owner shall be responsible for any necessary repairs to the system and restoration of the eroded area. Should repairs or restoration become necessary, prior to the commencement of such repair or restoration work, the Owner shall submit a repair and restoration plan to the Community Development Director to determine if an amendment or a new (Building Permit) (and Coastal Development Permit) is required to authorize such work. The Owner is responsible for the adequacy of any project-related drainage facilities and for the continued maintenance thereof in a manner that will preclude any hazard to life, health, or damage to the Real Property or any adjoining property.

4. **Geotechnical Liability Limitation.** The Owner understands and is advised that the site may be subject to extraordinary hazards from landslides, erosion, retreat, settlement, or subsidence and assumes liability for such hazards. The Owner unconditionally waives any present, future, and unforeseen claims of liability on the part of the City arising from the aforementioned or other natural hazards and relating to this permit approval, as a condition of this approval. Further, the Owner agrees to indemnify and hold harmless the City and its employees for any alleged or proven acts or omissions and related cost of defense, related to the City's approval of this permit and arising from the aforementioned or other natural hazards whether such claims should be stated by the Owner's successor-in-interest or third parties.
- C. **Requirements Prior to Permit Issuance.** The Owner shall submit the following, or evidence of completion of the following, for review and approval by the Department listed below prior to the issuance of any permit for the project. Some of these conditions may be waived for demolition or rough grading permits, at the discretion of the department listed. Please note that these conditions are in addition to the standard submittal requirements for each department.
1. **Public Works Department.**
 - a. **Water Rights Assignment Agreement.** The Owner shall assign to the City of Santa Barbara the exclusive right to extract ground water from under the Real Property in an *Agreement Assigning Water Extraction Rights*. Engineering Division Staff prepares said agreement for the Owner's signature.
 2. **Community Development Department.**
 - a. **Recordation of Agreements.** The Owner shall provide evidence of recordation of the written instrument that includes all of the Recorded Conditions identified in condition B "Recorded Conditions Agreement" to the Community Development Department prior to issuance of any building permits.
 - b. **Drainage and Water Quality.** The project is required to comply with Tier 2 of the Storm Water Management Program per Santa Barbara Municipal Code Chapter 22.87. The Owner shall submit plans which include at least one Best Management Practice (BMP) to demonstrate consistency with the Storm Water BMP Guidance Manual.
 - c. **Requirement for Archaeological Resources.** The following information shall be printed on the site plan:

If archaeological resources are encountered or suspected, work shall be halted or redirected immediately and the Planning Division shall be notified. The archaeologist shall assess the nature, extent, and significance of any discoveries and develop appropriate management recommendations for archaeological resource treatment, which may include, but are not limited to, redirection of grading and/or excavation activities, consultation and/or monitoring with a Barbareño Chumash representative from the most current City Qualified Barbareño Chumash Site Monitors List, etc.

If the discovery consists of possible human remains, the Santa Barbara County Coroner shall be contacted immediately. If the Coroner determines that the remains are Native American, the Coroner shall contact the California Native American Heritage Commission. A Barbareño Chumash representative from the most current City Qualified Barbareño Chumash Site Monitors List shall be retained to monitor all further subsurface disturbance in the area of the find. Work in the area may only proceed after the Planning Division grants authorization.

If the discovery consists of possible prehistoric or Native American artifacts or materials, a Barbareño Chumash representative from the most current City Qualified Barbareño Chumash Site Monitors List shall be retained to monitor all further subsurface disturbance in the area of the find. Work in the area may only proceed after the Planning Division grants authorization.

- d. **Conditions on Plans/Signatures.** The final Resolution shall be provided on a full size drawing sheet as part of the drawing sets. A statement shall also be placed on the sheet as follows: The undersigned have read and understand the required conditions, and agree to abide by any and all conditions which are their usual and customary responsibility to perform, and which are within their authority to perform.

Signed:

Property Owner		Date
Contractor	Date	License No.
Architect	Date	License No.
Engineer	Date	License No.

- D. **Construction Implementation Requirements.** All of these construction requirements shall be carried out in the field by the Owner and/or Contractor for the duration of the project construction, including demolition and grading.

- 1. **Construction Storage/Staging.** 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 Public Works Director with a Public Works permit.

2. **Construction Contact Sign.** Immediately after Building permit issuance, signage shall be posted at the points of entry to the site that list the contractor's name, telephone number(s), construction work hours, site rules, and construction-related conditions, to assist Building Inspectors and Police Officers in the enforcement of the conditions of approval. The font size shall be a minimum of 0.5 inches in height. Said sign shall not exceed six feet in height from the ground if it is free-standing or placed on a fence. It shall not exceed 24 square feet if in a multi-family or commercial zone or six square feet if in a single family zone.
3. **Unanticipated Archaeological Resources Contractor Notification.** Standard discovery measures shall be implemented per the City master Environmental Assessment throughout grading and construction: Prior to the start of any vegetation or paving removal, demolition, trenching or grading, contractors and construction personnel shall be alerted to the possibility of uncovering unanticipated subsurface archaeological features or artifacts. If such archaeological resources are encountered or suspected, work shall be halted immediately, the City Environmental Analyst shall be notified and the Owner shall retain an archaeologist from the most current City Qualified Archaeologists List. The latter shall be employed to assess the nature, extent and significance of any discoveries and to develop appropriate management recommendations for archaeological resource treatment, which may include, but are not limited to, redirection of grading and/or excavation activities, consultation and/or monitoring with a Barbareño Chumash representative from the most current City qualified Barbareño Chumash Site Monitors List, etc.

If the discovery consists of possible human remains, the Santa Barbara County Coroner shall be contacted immediately. If the Coroner determines that the remains are Native American, the Coroner shall contact the California Native American Heritage Commission. A Barbareño Chumash representative from the most current City Qualified Barbareño Chumash Site Monitors List shall be retained to monitor all further subsurface disturbance in the area of the find. Work in the area may only proceed after the Environmental Analyst grants authorization.

If the discovery consists of possible prehistoric or Native American artifacts or materials, a Barbareño Chumash representative from the most current City Qualified Barbareño Chumash Site Monitors List shall be retained to monitor all further subsurface disturbance in the area of the find. Work in the area may only proceed after the Environmental Analyst grants authorization.

A final report on the results of the archaeological monitoring shall be submitted by the City-approved archaeologist to the Environmental Analyst within 180 days of completion of the monitoring and prior to any certificate of occupancy for the project.

E. **Prior to Certificate of Occupancy.** Prior to issuance of the Certificate of Occupancy, the Owner of the Real Property shall repair any public improvements (curbs, gutters, sidewalks, roadways, etc.) or property damaged by construction subject to the review and approval of the Public Works Department per SBMC §22.60. Where tree roots are the cause of the damage, the roots shall be pruned under the direction of a qualified arborist.

F. **General Conditions.**

1. **Compliance with Requirements.** All requirements of the city of Santa Barbara and any other applicable requirements of any law or agency of the State and/or any government entity or District shall be met. This includes, but is not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.), the 1979 Air Quality Attainment Plan, and the California Code of Regulations.

2. **Approval Limitations.**

- a. The conditions of this approval supersede all conflicting notations, specifications, dimensions, and the like which may be shown on submitted plans.
- b. All buildings, roadways, parking areas and other features shall be located substantially as shown on the plans approved by the Planning Commission.
- c. Any deviations from the project description, approved plans or conditions must be reviewed and approved by the City, in accordance with the Planning Commission Guidelines. Deviations may require changes to the permit and/or further environmental review. Deviations without the above-described approval will constitute a violation of permit approval.

3. **Litigation Indemnification Agreement.** In the event the Planning Commission approval of the Project is appealed to the City Council, Applicant/Owner hereby agrees to defend the City, its officers, employees, agents, consultants and independent contractors ("City's Agents") from any third party legal challenge to the City Council's denial of the appeal and approval of the Project, including, but not limited to, challenges filed pursuant to the California Environmental Quality Act (collectively "Claims"). Applicant/Owner further agrees to indemnify and hold harmless the City and the City's Agents from any award of attorney fees or court costs made in connection with any Claim.

Applicant/Owner shall execute a written agreement, in a form approved by the City Attorney, evidencing the foregoing commitments of defense and indemnification within thirty (30) days of being notified of a lawsuit regarding the Project. These commitments of defense and indemnification are material conditions of the approval of the Project. If Applicant/Owner fails to execute the required defense and indemnification agreement within the time allotted, the Project approval shall become null and void absent subsequent acceptance of the agreement by the City, which acceptance shall be within the City's sole and absolute discretion. Nothing contained in this condition shall prevent the City or the City's Agents from independently defending any Claim. If the City or the City's Agents decide to independently defend a Claim, the City and the City's Agents shall bear their own attorney fees, expenses, and costs of that independent defense.

III. NOTICE OF COASTAL DEVELOPMENT PERMIT TIME LIMITS:

The Planning Commission action approving the Coastal Development Permit shall expire two (2) years from the date of final action upon the application, per Santa Barbara Municipal Code §28.44.230, unless:

1. Otherwise explicitly modified by conditions of approval for the coastal development permit.
2. A Building permit for the work authorized by the coastal development permit is issued prior to the expiration date of the approval.
3. The Community Development Director grants an extension of the coastal development permit approval. The Community Development Director may grant up to three (3) one-year extensions of the coastal development permit approval. Each extension may be granted upon the Director finding that: (i) the development continues to conform to the Local Coastal Program, (ii) the applicant has demonstrated due diligence in completing the development, and (iii) there are no changed circumstances that affect the consistency of the development with the General Plan or any other applicable ordinances, resolutions, or other laws.

This motion was passed and adopted on the 18th day of December, 2014 by the Planning Commission of the City of Santa Barbara, by the following vote:

AYES: 6 NOES: 0 ABSTAIN: 0 ABSENT: 1 (Bartlett)

I hereby certify that this Resolution correctly reflects the action taken by the city of Santa Barbara Planning Commission at its meeting of the above date.

Julie Rodriguez, Planning Commission Secretary

Date

PLEASE BE ADVISED:

THIS ACTION OF THE PLANNING COMMISSION CAN BE APPEALED TO THE CITY COUNCIL WITHIN TEN (10) CALENDAR DAYS AFTER THE DATE THE ACTION WAS TAKEN BY THE PLANNING COMMISSION.

