



City of Santa Barbara Planning Division

PLANNING COMMISSION MINUTES

November 05, 2015

CALL TO ORDER:

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

I. ROLL CALL

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

STAFF PRESENT:

Allison DeBusk, Project Planner
Susan Reardon, Senior Planner
N. Scott Vincent, Assistant City Attorney
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. Review, consideration and action on the following draft Planning Commission Minutes and Resolutions:

1. Minutes of October 8, 2015

MOTION: Lodge/Jordan

Approve the minutes as corrected.

This motion carried by the following vote:

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

2. Minutes of October 15, 2015

MOTION: Jordan/Lodge

Approve the minutes and resolutions as corrected.

This motion carried by the following vote:

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

Commissioners Jordan and Lodge expressed appreciation for the exceptional work done on both sets of minutes in capturing the Commission's comments.

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

Chair Thompson opened the public hearing at 1:08 P.M. and, with no one wishing to speak, closed the hearing.

III. RECOMMENDATION TO CITY COUNCIL:

ACTUAL TIME: 1:08 P.M.

ZONING ORDINANCE AMENDMENT TO ALLOW MINOR ZONING EXCEPTIONS IN THE INSTANCE OF DISCREPANCIES OR ERRORS IN ZONING INFORMATION REPORTS

The purpose of this public hearing was for the Planning Commission to review and make recommendations to the City Council regarding amendments to the Santa Barbara Municipal Code (SBMC) to allow the Community Development Director the authority to grant Minor Zoning Exceptions (MZE's) in the case of a discrepancy or error in Zoning Information Reports (ZIRs). This new Minor Zoning Exception (MZE) process was one of the recommendations of the ZIR Working Group for ZIR process improvements. The City Council initiated the proposed amendment to the SBMC on February 10, 2015.

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Sections 15301, Existing Facilities, 15303, New Construction or Conversion of Small Structures, and 15305, Minor Alteration in Land Use Limitations.

Contact: Susan Reardon, Senior Planner
Email: SReardon@SantaBarbaraCA.gov

Phone: (805) 564-5470, ext. 4555

Susan Reardon, Senior Planner, gave the Staff presentation.

Chair Thompson opened the public hearing at 1:29 P.M.

Reyne Stapelmann, Santa Barbara Association of Realtors President, said that the ZIR working group resolved some of the issues in the ZIRs, but not all ZIR issues of reliability and accountability that surfaced in the Grand Jury Report have been resolved. She appreciates the work that Staff has done on this Minor Zoning Exception Ordinance to resolve minor zoning issues. She recommended that 1980 should be the year used for accessory structures and single family homes. Agrees with MZE Appeals going to the Community Development

Director, but stated that any major issues should go up to City Council and no fees should be charged for the appeal process. Still feels that the City should make ZIRs voluntary and remains committed to working with the City on this issue.

With no one else wishing to speak, the public hearing was closed at 1:33 P.M.

MOTION: Jordan/Pujo

Assigned Resolution No. 016-15

Recommended that City Council approve the Ordinance Amendment to establish a Minor Zoning Exception Process, as written in the Staff Report dated October 29, 2015, with the following recommended changes:

1. Revise Section 28.92.130.B.1.c to include façade changes in the interior setback.
2. Allow the administrative decision on a Minor Zoning Exception to be appealed to the Community Development Director and not require a notice or a public hearing.

This motion carried by the following vote:

Ayes: 5 Noes: 1 (Higgins) Abstain: 1 (Schwartz) Absent: 0

Chair Thompson called for a recess at 2:52 P.M. and reconvened at 3:02 P.M.

IV. NEW ITEM:

ACTUAL TIME: 3:02 P.M.

APPLICATION OF TOM MEANEY, ARCHITECT FOR JEFF AND KRISTI BARENS, 2321 EDGEWATER WAY, APN 041-350-009, E-3/SD-3 (ONE FAMILY RESIDENCE AND COASTAL OVERLAY) ZONES, LOCAL COASTAL PLAN LAND USE DESIGNATION: LOW DENSITY RESIDENTIAL (5 DU/AC) (MST2014-00411).

The project consists of a proposal to construct a new 3,505 square-foot, two-story single-family residence and an attached 400 square-foot two-car garage on a 14,334 square-foot lot in the Hillside Design District and the Appealable Jurisdiction of the Coastal Zone. The existing 1,945 square-foot, two-story single-family residence, 300 square-foot, detached two-car carport and 350 square-foot accessory building are proposed to be demolished. The proposed total of 3,905 square feet on a 14,334 square-foot lot is 91% of the required maximum floor-to-lot area ratio (FAR).

The discretionary application required for this project is a Coastal Development Permit (CDP2015-00007) 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, New Construction or Conversion of Small Structures.

Contact: Kelly Brodison, Assistant Planner
Email: KBrodison@SantaBarbaraCA.gov

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

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

Tom Meaney, Architect, gave the Applicant presentation. Jeff Barens, Owner, and Erin Carroll, Landscape Architect, were available to answer any questions.

Fred Sweeny, Single Family Design Board (SFDB) Chair, was available to answer any of the Commission's questions.

Chair Thompson opened the public hearing at 3:29 P.M.

The following people spoke in support of the project:

1. Dominic Namnath, adjacent neighbor at 2325 Edgewater Way, supports the project and the work done by the Applicant.
2. Sally Witnov, neighbor directly across the street at 2312 Edgewater Way, supports the project and the efforts made by the Applicant to address any view blockage.

With no one else wishing to speak, the public hearing was closed at 3:31 P.M.

MOTION: Pujo/Campanella

Assigned Resolution No. 017-15

Approved the project, making the findings for the Coastal Development Permit as outlined in the Staff Report, dated October 29, 2015, subject to the Conditions of Approval in Exhibit A of the Staff Report, with the staff revisions presented at the hearing, and with the following revisions to the Conditions of Approval:

1. Change B.1. to include "including specific trees designated for removal, and if additional removals are necessary due to disease, those trees removed shall be replaced with comparable trees."
2. Change B.4. under Landscape Plan Compliance to add a new second sentence that reads "To the extent feasible, provide landscaping at a height and density that heavily screens the structures from public and neighboring views."
3. Change E.2. to include language for removal of demolition debris and stockpiled materials within 72 hours.
4. Add a condition requiring a Zoning Compliance Declaration.

This motion carried by the following vote:

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

Chair Thompson announced the ten calendar day appeal period.



V. ADMINISTRATIVE AGENDA

ACTUAL TIME: 4:13 P.M.

A. Committee and Liaison Reports

1. Staff Hearing Officer Liaison Report

Commissioner Jordan reported on the Staff Hearing Officer meeting of October 28, 2015.

2. Other Committee and Liaison Reports

a. Commissioner Higgins reported on the Parks and Recreation Commission meeting of October 28, 2015.

b. Commissioner Lodge reported on the Historic Landmark's Commission meeting of October 21, 2015.

c. Commissioner Campanella reported on the Architectural Board of Review meeting of October 26, 2015.

d. Commissioner Thompson reminded everyone that today was First Thursday and encouraged all to attend the activities.

VI. ADJOURNMENT

Chair Thompson adjourned the meeting at 4:16 P.M.

Submitted by,



Julie Rodriguez, Planning Commission Secretary

