



City of Santa Barbara Planning Division

PLANNING COMMISSION MINUTES

February 19, 2015

CALL TO ORDER:

Chair Thompson called the meeting to order at 1:02 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.

Commissioner Pujo arrived at 1:03 P.M.

STAFF PRESENT:

Renee Brooke, Senior Planner
N. Scott Vincent, Assistant City Attorney
Kelly Brodison, 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 February 5, 2015

MOTION: Lodge/Jordan

Approve the minutes and resolutions as corrected.

This motion carried by the following vote:

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

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

None.

C. Announcements and appeals.

None.

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

Chair Thompson opened the public hearing at 1:03 P.M. and, with no one wishing to speak, closed the hearing.

III. NEW ITEM:

ACTUAL TIME: 1:06 P.M.

APPLICATION OF MARK LLOYD, AGENT FOR SUZANNE FINAMORE, 1800 EL ENCANTO ROAD AND 1829 MIRA VISTA ROAD, APN 019-170-020 & 019-170-021, E-1 (ONE-FAMILY RESIDENTIAL) ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL – MAX 1 DU/ACRE (MST2014-00086),

The proposed project consists of the conversion of three existing detached residential units to condominiums. The lot is developed with one four-bedroom house and attached three-car garage, and two two-bedroom cottages with an additional detached three-car garage. No new development is proposed. The 36,833 square foot lot is located in the Hillside Design District and is bounded by Mira Vista Avenue on the north, which is where the vehicular access is located, San Carlos Road on the east and El Encanto Road on the south. The main house and garage are on the City's List of Potential Historic Resources: Spanish Colonial Revival residence designed by Edwards and Plunkett and constructed in 1930 and 1935.

The discretionary applications required for this project are:

1. A Tentative Subdivision Map to allow a one-lot subdivision to create three residential condominium units (SBMC Chapter 27.07); and
2. A Condominium Conversion Permit to convert three (3) existing detached residential units to condominium units (SBMC Chapter 28.88).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15301.

Contact: Kelly Brodison, Assistant Planner

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

Kelly Brodison, Assistant Planner, gave the Staff presentation.

Mark Lloyd, L&P Consultants, gave the Applicant presentation.

Chair Thompson opened the public hearing at 2:10 P.M.

The following people spoke in support of the project:

1. Peggy Walls, adjacent neighbor, submitted written comments.
2. Sandy Stahl, neighbor.

3. Rachel Tierney

The following people spoke in opposition to the project or with concerns:

1. Marsha Croninger, submitted written comments; concerned with use and legality of three condominiums. Stated that the project is in contradiction to the General Plan.
2. Jeannine Daniel, submitted written comments; concerned with potential increase in vehicles, traffic, and noise.
3. Chuck Croninger, submitted a petition with 48 signatures; concerned with condominium occupancy.
4. Lynda Courtney was concerned with potential increase in limited street parking and impact on property values.
5. Joie McKay, signed petition and was concerned about not having received a hearing notice.
6. Louise Komp, neighbor across the street, was concerned with the unknown factors that condominiums would bring to the neighborhood, and lack of street parking.

With no one else wishing to speak, the public hearing was closed at 2:30 P.M.

MOTION: Jordan/Lodge

Assigned Resolution No. 004-15

Approved the project, making the findings for the Tentative Subdivision Map and Condominium Conversion Permit as outlined in the Staff Report, dated February 12, 2015, subject to the Conditions of Approval in Exhibit A of the Staff Report.

This motion carried by the following vote:

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

Chair Thompson announced the ten calendar day appeal period.

IV. ADMINISTRATIVE AGENDA

ACTUAL TIME: 3:04 P.M.

E. Committee and Liaison Reports

1. Staff Hearing Officer Liaison Report
 - a. Commissioner Jordan reported on the Staff Hearing Office Meeting of February 18, 2015.
2. Other Committee and Liaison Reports
 - a. Commissioner Lodge reported on the Historic Landmarks Commission meeting of February 17, 2015.

- b. Commissioner Campanella reported on the Sustainability Committee Meeting on February 18, 2015 that he attended with Commissioner Pujo.

V. **ADJOURNMENT**

Chair Thompson adjourned the meeting at 3:11 P.M.

Submitted by,



Julie Rodriguez, Planning Commission Secretary