



City of Santa Barbara Planning Division

PLANNING COMMISSION MINUTES

April 16, 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 De Busk, Acting Senior Planner
N. Scott Vincent, Assistant City Attorney
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 April 2, 2015

MOTION: Lodge/Jordan

Approve the minutes as corrected.

This motion carried by the following vote:

Ayes: 7 Noes: 0 Abstain: 0 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 1:09 P.M. and, with no one wishing to speak, closed the hearing.

III. NEW ITEMS:

ACTUAL TIME: 1:09 P.M.

- A. **APPLICATION OF PETER HILGER, APPLICANT FOR AT&T, CITY RIGHT-OF-WAY ADJACENT TO 3139 CLIFF DRIVE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL, ONE DWELLING UNIT PER ACRE (MST2013-00117)**

The proposed project involves the replacement of an existing microcell site with a full cellular antenna site for AT&T. The existing 12-inch panel antennas located on the existing wood utility pole in the public right-of-way will be replaced with four larger 4-foot by 15-inch panel antennas on new eight-foot cross arms. The project includes new equipment in an existing underground vault. The discretionary applications required for this project is a Conditional Use Permit to allow the installation of cellular telephone antennas (SBMC §28.94.030.DD).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15303.

Contact: Tony Boughman, Assistant Planner

Email: TBoughman@SantaBarbaraCA.gov

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

Tony Boughman, Assistant Planner, gave the Staff presentation.

Peter Hilger, Applicant, gave the Applicant presentation on behalf of AT&T.

Howard Wittausch, Architectural Board of Review (ABR), gave a short summary of aesthetic issues, and why the ABR could not make the 'no visual impact' finding to approve the project. Asked that the Commission consider adding to the Conditions of Approval that the bollards be painted Malaga Green with yellow reflective stripes, and requested that landscaping be added to the barren area.

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

Gil Barry, neighbor, submitted a written letter to the Commission with concerns about non-compliance with the Coastal Act, expressed that the project should not be approved in this scenic location, and should be located at another site. Believes there is a miscalculation in the size of the arm given all dimensions required for clearance and panel size; brought in a mock-up of the panels and arm.

With no one else wishing to speak, the public hearing was closed at 2:25 P.M.

Straw Poll on colors:

Approve Staff's recommendation with two revisions:

- Provide comments to the Architectural Board of Review (ABR) to consider painting all equipment to blend in with the surroundings.
- Provide a recommendation to ABR to change the color of the bollards to blend in with the surroundings, within what is allowable by City Public Works standards.

Ayes: 3 Noes: 4

MOTION: Jordan/Pujo

Approved the project, making the findings for the Conditional Use Permit, as outlined in the Staff Report dated March 5, 2016, and forwarding the Commission's comments to the Architectural Board of Review, and subject to the Conditions of Approval in Exhibit A of the Staff Report, with the following revision to the Conditions of Approval:

1. Add condition that the Applicant report back to Staff every five years on any improvements in technology and the possibility of reducing the size of antennas.

Commissioner Higgins suggested that the language of the added condition be changed such that it is a City or public driven process to initiate a replacement of the antenna when technology improves. Commissioner Schwartz concurred and added that she would prefer a City-initiated process rather than industry-initiated process

Motion failed after Commissioner Pujo retracted seconding the motion as amended.

MOTION: Jordan/Schwartz

Assigned Resolution No. 005-15

Approved the project, making the findings for the Conditional Use Permit, as outlined in the Staff Report, dated March 5, 2016, and forwarding the Commission's comments to the Architectural Board of Review, and subject to the Conditions of Approval in Exhibit A of the Staff Report with the following revision to the Conditions of Approval:

1. Add condition that if the City or a member of the public brought forth any advances in technology that would reduce visual impacts of the installation, then the City will ask the Applicant to review the technology to see if it could be applied to this site.

This motion carried by the following vote:

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

Commissioner Pujo noted that she supported the motion in concept, but still has concerns with the added condition language.

Staff has agreed to inform the Architectural Board of Review of the Commission's individual comments on painting, bollards, and landscaping.

Chair Thompson announced the ten calendar day appeal period.

Chair Thompson called for a recess at 3:20 P.M. and reconvened the meeting at 3:32 P.M.

ACTUAL TIME: 3:32 P.M.

B. APPLICATION OF BARRY WINNICK, ARCHITECT FOR GLENNIS AND JIM MALCOLM, 1427 SHORELINE DRIVE, APN 045-185-003, E-3/SD-3 (ONE FAMILY RESIDENCE AND COASTAL OVERLAY) ZONES, LOCAL COASTAL PLAN LAND USE DESIGNATION: RESIDENTIAL, (FIVE DWELLING UNITS PER ACRE) (MST2014-00136).

The proposed project involves a facade remodel and 1,096 square feet of first- and second-floor additions to an existing 1,152 square-foot, two-story, single-family residence with an attached 366 square-foot two-car garage. The proposal includes conversion of the existing two-car garage into living area, a 350 square-foot first floor addition, a 379 square-foot second floor addition, construction of a new 458 square-foot, two-car carport and attached 149 square-foot storage room, the construction of a total of 901 square feet of deck/patio area, interior remodel work, and additional site work. This proposal will also address violations identified in Zoning Information Report ZIR2011-00013 and enforcement case ENF2010-00744. The proposed total of 2,855 net square feet on a 12,012 square-foot lot is 72% of the maximum floor-to-lot area ratio (FAR).

The discretionary application required for this project is a Coastal Development Permit (CDP2014-00014) 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.

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

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

Kelly Brodison, Assistant Planner, gave the Staff presentation.

Barry Winnick, Architect, gave the Applicant presentation.

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

MOTION: Pujo/Schwartz

Assigned Resolution No. 006-15

Approved the project, making the findings for the Coastal Development Permit as outlined in the Staff Report, dated April 9, 2015, subject to the Conditions of Approval in Exhibit A of the Staff Report with the following revisions to the Findings and Conditions of Approval:

1. Change finding A.1. to read:
"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 based on the geology report provided and other known information regarding bluff retreat; existing views of the site from the neighborhood and beach below, and along the ocean to the project site will be protected; the project will not negatively affect any public access to the beach; the proposed addition is located outside of the 75-year seacliff retreat line and does not include high water use plantings or permanent irrigation in that area, as described in Section V.C. of the Staff Report."
2. Add to Condition B.2: Permanent irrigation is prohibited in that area.
3. Change Condition C.2 to replace the word "Minimize" with "Prohibit".
4. Add to Condition C.3: Any watering that is done in that area will be hand-watering only.

This motion carried by the following vote:

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

Chair Thompson announced the ten calendar day appeal period.

IV. ADMINISTRATIVE AGENDA

ACTUAL TIME: 4:20 P.M.

E. Committee and Liaison Reports

1. Staff Hearing Officer Liaison Report
 - a. Commissioner Jordan reported on the Staff Hearing Officer meeting of April 15, 2015.

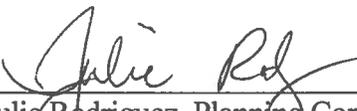
2. Other Committee and Liaison Reports

- b. Commissioner Schwartz reported on the Water Commission meeting of April 13, 2015.
- c. Commissioner Campanella reported on the Downtown Parking Committee meeting of April 9, 2015.
- d. Commissioner Thompson reported on the Single Family Design Board meeting of April 6, 2015.

V. **ADJOURNMENT**

Chair Thompson adjourned the meeting at 4:27 P.M.

Submitted by,



Julie Rodriguez, Planning Commission Secretary