



City of Santa Barbara
PLANNING COMMISSION
REVISED MINUTES
DECEMBER 7, 2017

1:00 P.M.
City Hall, Council Chambers
735 Anacapa Street
SantaBarbaraCA.gov

COMMISSION MEMBERS:

Jay D. Higgins, *Chair*
Lesley Wiscomb, *Vice Chair*
John P. Campanella
Mike Jordan
Sheila Lodge
Deborah L. Schwartz
Addison Thompson

STAFF:

N. Scott Vincent, Assistant City Attorney
Allison DeBusk, Project Planner
Kathleen Goo, Commission Secretary

CALL TO ORDER

Vice Chair Wiscomb called the meeting to order at 1:03 p.m.

I. ROLL CALL

Vice Chair Lesley Wiscomb, Mike Jordan, Sheila Lodge, Deborah L. Schwartz, and Addison Thompson

Absent: Commissioners Jay D. Higgins and John P. Campanella

STAFF PRESENT

N. Scott Vincent, Assistant City Attorney
Allison De Busk, Project Planner
Kathleen Kennedy, Associate Planner
Kathleen Goo, Commission Secretary

II. PRELIMINARY MATTERS

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

Ms. De Busk announced that the Applicant for today's agenda Item III-B, 1837½ El Camino de la Luz, has requested a continuance to the February 1, 2018 meeting.

MOTION: Lodge/Schwartz

Continue Item III-B, 1837½ El Camino de la Luz, to February 1, 2018.

This motion carried by the following vote:

Ayes: 4 Noes: 0 Abstain: 1 (Wiscomb) Absent: 2 (Campanella & Higgins)

B. Announcements and appeals:

Ms. De Busk announced that the 1909 El Camino de la Luz project, approved at the November 16, 2017 meeting, has been appealed to the City Council; a date has not been set yet.

C. Review, consideration, and action on the following draft Planning Commission minutes and resolutions:

1. October 26, 2017 Minutes

MOTION: Thompson/Lodge

Approve the minutes as amended.

This motion carried by the following vote:

Ayes: 3 Noes: 0 Abstain: 2 (Jordan/Schwartz) Absent: 2 (Campanella & Higgins)

2. November 16, 2017 Minutes

MOTION: Thompson/Lodge

Approve the minutes as amended.

This motion carried by the following vote:

Ayes: 4 Noes: 0 Abstain: 1 (Wiscomb) Absent: 2 (Campanella & Higgins)

3. PC Resolution No. 018-17
1909 El Camino de la Luz

MOTION: Thompson/Lodge

Approve the resolution as presented.

This motion carried by the following vote:

Ayes: 4 Noes: 0 Abstain: 1 (Wiscomb) Absent: 2 (Campanella & Higgins)

4. PC Resolution No. 019-17
601 Alameda Padre Serra

MOTION: Thompson/Lodge

Approve the resolution as presented.

This motion carried by the following vote:

Ayes: 4 Noes: 0 Abstain: 1 (Wiscomb) Absent: 2 (Campanella & Higgins)

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

Alex Pujo announced an invitation to the American Institute of Architects' (AIA) Accessory Dwelling Unit (ADU) Ordinance Community Public Forum to be held next Wednesday, December 13, 2017, from 6:30 p.m.-8:30 p.m. at the Holy Cross Church located at 1740 Cliff Drive. The Planning Commission and the public are welcome to attend.

III. NEW ITEM**ACTUAL TIME: 1:14 P.M.****APPLICATION OF JEFF GORRELL, LMA ARCHITECTS, ARCHITECT FOR OLIVE OIL & GAS, L.P., 1298 COAST VILLAGE ROAD, APN 009-230-043, C-1/SD-3, LIMITED COMMERCIAL AND COASTAL OVERLAY ZONES, LOCAL COASTAL PROGRAM LAND USE PLAN DESIGNATION: COMMERCIAL (MST2004-00493)**

The proposed project consists of a new spa on the second floor of an approved mixed-use project currently under construction on a 0.41 acre lot. The approved project consists of underground parking, approximately 4,800 square feet of commercial space on the first floor, and five residential condominium units on the second and third floors.

The discretionary application required for this project is a Modification to allow the spa to encroach into the required northern interior setback (SBMC §28.63.060 and SBMC §28.92.110).

Based on California Environmental Quality Act Guidelines Section 15162, it has been determined that no subsequent Mitigated Negative Declaration (MND) is required. The proposed project revision is within the scope of the previously adopted MND and would not result in new significant environmental effects nor substantially increase the severity of previously identified significant effects discussed in the adopted MND.

Contact: Kathleen Kennedy, Associate Planner

Email: KKennedy@SantaBarbaraCA.gov

Phone: (805) 564-5470, ext. 4560

Kathleen Kennedy, Associate Planner, gave the Staff presentation.

Jeff Gorrell, Architect, gave the Applicant presentation.

Public comment opened at 1:21 p.m., and as no one wished to speak, it closed.

MOTION: Jordan/Thompson**Assigned Resolution No. 001-18***

Approve the Modification, making the findings as outlined in the Staff Report dated November 30, 2017.

This motion carried by the following vote:

Ayes: 5 Noes: 0 Abstain: 0 Absent: 2 (Campanella/Higgins)

The ten calendar day appeal period was announced.

*** Resolution No. 001-18 for this item has been updated to reflect the change in ratification date to January 11, 2018. ***

IV. NEW ITEM**APPLICATION OF RRM DESIGN GROUP, ARCHITECT FOR HERBERT BARTHEL, 1837 ½ EL CAMINO DE LA LUZ, APN 045-100-065, E-3/SD-3, ONE-FAMILY RESIDENCE AND COASTAL OVERLAY ZONES, GENERAL PLAN/LOCAL COASTAL PROGRAM LAND USE PLAN DESIGNATION: RESIDENTIAL, 5 UNITS PER ACRE (MST2002-00214)**

The proposed project consists of a 1,505 square foot (net), two-story, single-family residence with an attached 429 square foot (net) garage on a 23,885 square foot vacant bluff-top lot. Grading quantities total approximately 288 cubic yards of cut and 21 cubic yards of fill. Access to the site is provided by private easements extending south from the terminus of El Camino de la Luz.

The discretionary application required for this project is a Coastal Development Permit (CDP2002-00008) to allow the proposed development in the Appealable Jurisdiction of the City's Coastal Zone (SBMC §28.44.060).

A Final Environmental Impact Report (EIR) has been prepared and prior to an action on the project, the Planning Commission will consider certification of the EIR, and must make findings pursuant to the California Environmental Quality Act Guidelines Section 15091.

Contact: Kathleen Kennedy, Associate Planner
Email: KKennedy@SantaBarbaraCA.gov

Phone: (805) 564-5470, ext. 4560

Continued to the February 1, 2018 hearing at the Applicant's request.

V. ADMINISTRATIVE AGENDA

ACTUAL TIME: 1:29 P.M.

A. Committee and Liaison Reports:

1. Staff Hearing Officer Liaison Report

The Staff Hearing Officer held a meeting on December 6, 2017, and Commissioner Jordan will make a report on that meeting next week at the December 14, 2017 hearing.

2. Other Committee and Liaison Reports

- a. Commissioner Schwartz reported on City Council's Sustainability Committee meeting held on Tuesday, December 5, 2017.
- b. Commissioner Thompson reported on the Local Coastal Plan meeting held on Thursday, November 30, 2017.

VI. ADJOURNMENT

Vice Chair Wiscomb adjourned the meeting at 1:32 p.m.

Submitted by,

Kathleen Goo, Commission Secretary

DRAFT