



**City of Santa Barbara**  
**PLANNING COMMISSION**  
**MINUTES**  
**MAY 3, 2018**

1:00 P.M.  
 City Hall, Council Chambers  
 735 Anacapa Street  
[SantaBarbaraCA.gov](http://SantaBarbaraCA.gov)

**COMMISSION MEMBERS:**

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

**STAFF:**

N. Scott Vincent, Assistant City Attorney  
 Beatriz Gularte, Senior Planner  
 Krystal M. Vaughn, Commission Secretary

**CALL TO ORDER**

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

**I. ROLL CALL**

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

**STAFF PRESENT**

Robin Lewis, Assistant City Attorney  
 Beatriz Gularte, Senior Planner  
 Allison De Busk, Project Planner  
 Megan Arciniega, Associate Planner  
 Deirdre Randolph, Community Development Programs Supervisor  
 Krystal M. Vaughn, Commission Secretary

**II. PRELIMINARY MATTERS**

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

No requests.

B. Announcements and appeals:

Ms. Gularte announced that the Planning Commission action on the project at 118 N. Milpas Street, which was heard on April 5, 2018, was appealed to the City Council and will be heard on May 22, 2018.

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

1. April 5, 2018 Minutes
2. PC Resolution No. 008-18  
118 N. Milpas Street.

**MOTION: Thompson/Jordan**

Approve the minutes and resolutions as submitted.

The motion carried by the following vote:

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

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

No public comment.

**III. NEW ITEM**

- A. **ACTUAL TIME: 1:05 P.M.**

**APPLICATION OF ROBERT AND MADELINE TOWERY, PROPERTY OWNERS, 2507 MESA SCHOOL LANE, APN 041-311-002, E-3/S-D-3 (ONE FAMILY RESIDENCE/COASTAL OVERLAY) ZONES, LOCAL COASTAL PROGRAM LAND USE PLAN DESIGNATION: RESIDENTIAL – 5 units per acre (MST2017-00550)**

The proposed project involves the addition of 810 square feet of habitable floor area and a new attached 400 square foot garage to an existing one-story, 1,014 square foot single-family residence, resulting in a 2,223 square foot, one-story single-family residence on the 6,319 square foot lot. The project would also address violations identified in ZIR2015-00604, specifically through demolition of the unpermitted carport and storage at the rear of the house, demolition of the storage shed attached to the front of the house, reduction of the front fence to 42 inches in height, and removal of unpermitted laundry hookups and water heater. The project also includes removal of several trees located in the front setback.

The proposed addition would reduce the amount of code compliant open yard area provided on site and requires a modification. An existing koi pond with waterfall is located in the required interior setback at the rear of the house and is proposed to remain, requiring a modification.

The discretionary applications required for this project are:

1. An Open Yard Modification to allow less than the required 1,250 square feet of open yard area with minimum dimensions of twenty feet (SBMC §28.92.110, §28.15.060.C);
2. An Interior Setback Modification to allow the existing unpermitted pond to encroach into the required six-foot interior setback (SBMC §28.92.110 and §28.15.060.B.5); and

3. A Coastal Development Permit (CDP2017-00008) 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 Sections 15301 and 15305.

Allison DeBusk, Project Planner, gave the Staff presentation.

Robert Towery, Owner, gave the Applicant presentation.

Public comment opened at 1:13 p.m.

The following people spoke in support:

1. Mary Glink expressed that in her opinion Robert Towery will do a great job implementing the proposed improvements and is here in full support of the project.
2. Alan Glink, neighbor, expressed that the proposed improvements will be an asset to the community and improve the neighborhood.

The following people spoke in opposition or with concerns:

1. Nancy Ferguson supports a majority of the improvements, however, she has concerns with the proposed masonry wall and feels it is incompatible with the neighborhood and a safety concern on the narrow road. Ms. Ferguson also submitted written correspondence.

Public comment closed at 1:17 p.m.

Commissioner comments:

All Commissioners agreed that the proposal is reasonable and appropriate; the shallow lot justifies the modifications requested; the pond is unobtrusive; the proposal is a great improvement to the property and neighborhood; and the proposed wall will improve the streetscape view and is better than what currently exist. Commissioners also expressed appreciation for the owner's proposal of a one story project and desire to work with the neighbors, even though the lot is challenged.

**MOTION: Campanella/Lodge**

**Assigned Resolution No. 009-18**

Approve the project, making the findings for the Open Yard Modification, Interior Setback Modification, and Coastal Development Permit (CDP2017-00008) as outlined in the Staff Report dated April 26, 2018 and subject to the Conditions of Approval as outlined in the Staff Report.

The motion carried by the following vote:

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

**B. ACTUAL TIME: 1:49 P.M.****APPLICATION OF CITY CREEKS DIVISION FOR CREEK RESTORATION AT ARROYO BURRO CREEK, LOCATED AT 1425 AND 601 LAS POSITAS ROAD, APN 047-010-064, -009, -065, AND 047-061-026, PARKS AND RECREATION (PR), VERONICA SPRINGS SPECIFIC PLAN (SP-9), AND COASTAL (SD-3) ZONES, GENERAL PLAN DESIGNATION (NORTH PORTION) LOW-DENSITY RESIDENTIAL AND PARKS/OPEN SPACE AND LOCAL COASTAL PROGRAM LAND USE PLAN DESIGNATION (SOUTH PORTION) OPEN SPACE AND RESIDENTIAL (MST2017-00773)**

The project would restore 1,400 linear feet of the creek that is degraded, eroded, and populated with non-native plant species. Man-made debris such as metal and concrete would be removed from the creek bed. New floodplain terraces would be created through the grading of 13,000 cubic yards of soil, of which 12,600 cubic yards would be exported and the remainder would be used on site. The project would potentially impact 54 arroyo willows, 2 western sycamores, and 9 eucalyptus trees. The arroyo willows and western sycamores will be preserved or relocated where feasible. The nine eucalyptus in proximity to the creek are proposed to be removed as part of this project to make way for large stature native trees like western sycamores and cottonwoods. The creek site would be re-vegetated with approximately 7,500 native plants including 550 trees. Three acres of native riparian floodplain habitat would be created as well as an acre of native planting within an adjacent oak woodland. After restoration work, creek banks would be stabilized with 100% bio-degradable erosion control materials including coconut fiber blankets and straw wattles. Wood rail fencing would be placed along the restoration area in appropriate places for visitor viewing. Two small interpretive signs would be placed on site. New water service would be required for temporary irrigation (2-5 years) to the re-vegetated areas. No new structures are proposed. Public access through the site would be maintained during the duration of the restoration project.

Project activities would take approximately five months to complete and would be implemented in the dry season (July-December). The portions of the project involving heavy equipment and grading are anticipated to take three months to complete. The landscape portion of the project is estimated to take two months to complete (November-December). The project design includes measures to address potential environmental impacts. Project funding will come from Measure B and matching grant funds from the Department of Fish and Wildlife and California Coastal Conservancy.

The discretionary applications required for this project are:

1. Coastal Development Permit (CDP2017-00013) to allow the proposed development in the Appealable/Non-Appealable Jurisdictions of the City's Coastal Zone (SBMC § 28.44.060); and
2. Design Review Approval by the Architectural Board of Review (SBMC § 22.68).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines §15333, Class 33-Small Habitat Restoration Projects; §15301(i), Class 1-Existing Facilities; and §15307, Class 7-Actions by Regulatory Agencies for Protection of Natural Resources.

Megan E. Arciniega, Associate Planner, gave the Staff presentation.

Erin Markey, Creeks Restoration Planner, gave the Applicant presentation. Cameron Benson, Creeks Resources/Clean Water Manager, was available to answer questions.

Public comment opened at 2:03 p.m., and as no one wished to speak, it closed.

Commissioner comments:

Construction start time, including preparation for construction work, should be sensitive to neighbors and not commence before 7 am; the Commission understands that the neighbors do not want picnic tables, seating, etc. in the park; meeting with the neighbors on Alan Road prior to beginning hauling of export loads is important; future notices should include all properties taking access through Alan Road; construction signage needs to be clear and maintained throughout construction; the Parks Division should look for opportunities to add trees elsewhere in the park while the temporary irrigation is in place; consider applying for installation of "quiet zone" signage on Alan Road to reduce nuisance noise impacts to residences from visitors using street parking; Parks Division should also plan for future improvements to address the long-term potential increase in visitors, such as a parking area.

**MOTION: Jordan/Lodge**

**Assigned Resolution No. 010-18**

Approve the project, making the findings for the Coastal Development Permit (CDP2017-00013) as outlined in the Staff Report dated April 26, 2018, subject to the Conditions of Approval as outlined in the Staff Report, with the following revisions to the Conditions of Approval.

1. Adjust the language on page 6, section I.E.1 and section I.E.4, to include in the required notification all parcels that use Alan Road for egress.
2. Implement the standard language with regard to onsite construction parking requirements.
3. Page 4, section I.D.2.h.(1), is to read as follows: No irrigation system shall be installed within three feet of the dripline of any oak tree other than temporary drip irrigation to establish plantings.

The motion carried by the following vote:

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

**\* THE COMMISSION RECESSED FROM 3:02 TO 3:13 P.M. \***

**C. ACTUAL TIME: 3:13 P.M.**

**APPLICATION OF TONY TOMASELLO, RRM DESIGN GROUP, AGENT FOR WESTMONT COLLEGE (MST2018-00139)**

**Planning Commission Public Hearing:** The purpose of the meeting is to initiate an amendment to the Westmont College Specific Plan (SP5-WC), specifically SBMC §30.110.040.B (Affordability Requirements for Residential Units), to give Westmont College more flexibility in administering its Housing Program. SP5-WC is the zoning for properties located at 802-1141 Westmont Road. Staff is requesting Planning Commission input on the proposal and initiation of the amendment if deemed appropriate.

The Environmental Analyst has determined that the project is statutorily exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15262.

Allison De Busk, Project Planner, gave the Staff presentation. Deirdre Randolph, Community Development Programs Supervisor, was available to answer questions.

Jena Harris, College Real Estate Officer, Westmont College, and Anthony Tomasello, Senior Planner, RRM Design Group, gave the Applicant presentation.

Public comment opened at 3:48 p.m., and as no one wished to speak, it closed.

Commissioner comments:

Commissioners expressed support for initiating this amendment because it is a great program and allows for retaining quality employees. Commissioners support flexibility.

**MOTION: Lodge/Higgins**

**Assigned Resolution No. 011-18**

Initiate the Specific Plan Ordinance Amendment as outlined in the Staff Report dated April 26, 2018.

The motion carried by the following vote:

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

**IV. ADMINISTRATIVE AGENDA**

**ACTUAL TIME: 3:59 P.M.**

A. Committee and Liaison Reports:

1. Staff Hearing Officer Liaison Report

No report.

2. Other Committee and Liaison Reports

a. Commissioner Lodge reported on the Historic Landmarks Commission meeting of April 18, 2018.

b. Commissioner Wiscomb reported on the following:

(1) Downtown Parking Committee meeting of April 12, 2018.

(2) Parks and Recreation Commission meeting of April 25, 2018.

**V. ADJOURNMENT**

Chair Wiscomb adjourned the meeting at 4:05 p.m.

Submitted by,

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Krystal M. Vaughn, Commission Secretary

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