



City of Santa Barbara

PLANNING COMMISSION FINISHED AGENDA JANUARY 11, 2018

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

COMMISSION MEMBERS:

Lesly 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
Allison DeBusk, Project Planner
Kathleen Goo, Commission Secretary

NOTICES

A. **TUESDAY, JANUARY 9, 2018**
SITE VISIT - Cancelled

7:45 A.M.
Depart 630 Garden Street
Community Development Parking Lot

1540 FRANCESCHI ROAD
Contact: Stephanie Swanson, Assistant Planner
SSwanson@SantaBarbaraCA.gov
(805) 564-5470, ext. 4569

Site visit conducted individually.

PLEASE BE ADVISED

AGENDAS, MINUTES, & REPORTS: Documents relating to agenda items are available for review in the Community Development Department at 630 Garden Street, and agendas, minutes, and reports are also posted online at SantaBarbaraCA.gov/PC. Please note that online Staff Reports may not include some exhibits. Materials related to an item on this agenda submitted to the Planning Commission after distribution of the agenda packet are available for public inspection in the Community Development Department at 630 Garden Street during normal business hours.

PLANS & ADDITIONAL INFORMATION: The scope of a project may be modified as it proceeds through the planning process. If you have any questions, wish to review the plans, or wish to be placed on a mailing list for future agendas for an item, contact the Case Planner as listed in the project description. Office hours are 8:30 a.m. to 4:30 p.m., Monday through Thursday, and every other Friday (see SantaBarbaraCA.gov/Calendar for closure dates).

TELEVISION COVERAGE: Planning Commission meetings are broadcast live on City TV-Channel 18 and online at SantaBarbaraCA.gov/CityTV. See SantaBarbaraCA.gov/CityTVProgramGuide for a rebroadcast schedule. An archived video of this meeting will be available at SantaBarbaraCA.gov/PCVideos.

APPEALS: Some items before the Planning Commission may be appealed to City Council. The appeal, accompanied by the appropriate filing fee per application, must be filed with the City Clerk's office within 10 calendar days of the Planning Commission decision.

I. ROLL CALL

Roll call taken. All Commissioners were present.

Commissioner Higgins requested 15 seconds of silence for those who have lost loved ones and who continue to suffer in the aftermath of the recent fire, rain storms, and flooding.

II. PRELIMINARY MATTERS

A. Nominations and elections of Chair and Vice Chair.

Nominations and elections for Chair and Vice Chair held.

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

Request made.

C. Announcements and appeals.

Announcement made.

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

1. **December 7, 2017**

Approved as presented.

Lodge/Schwartz Vote: 5/0

Abstain: 2 (Higgins/Campanella)

Absent: 0

2. **PC Resolution No. 001-18
1298 Coast Village Road**

Approved as presented.

Lodge/Schwartz Vote: 5/0

Abstain: 2 (Higgins/Campanella)

Absent: 0

E. Comments from members of the public pertaining to items not on this agenda. Due to time constraints, each person is limited to two minutes.

No one wished to speak.

III. STAFF HEARING OFFICER APPEAL**ACTUAL TIME: 1:10 P.M.****APPLICATION OF WADE DAVIS DESIGN, AGENT FOR VINCENT AND KATHY TUCKER, OWNERS, 1540 FRANCESCHI ROAD, APN 019-102-038, RS-25 RESIDENTIAL SINGLE UNIT ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (2 DWELLING UNITS/ACRE) (MST2017-00355) CONTINUED FROM THE DECEMBER 14, 2017 HEARING**

The purpose of this hearing is for the Planning Commission to consider an appeal filed by the applicant of the Staff Hearing Officer (SHO)'s denial of a requested setback modification on October 11, 2017. The applicant is specifically appealing the SHO's denial of a 4-foot southern deck extension in the required secondary front setback. The proposed deck extension would encroach an additional four feet into the secondary front setback, with a total depth of 14 feet into the required 25-foot setback.

Three other modifications were approved by the SHO to allow improvements in the front setback, in the secondary front setback, and to allow the open yard to be located within the secondary front setback. Those approvals are not being appealed.

The proposal is to construct various improvements for the existing dwelling, including a new interior stairway, conversion of residential square footage to habitable space, window changes along the northern side of the dwelling, and second-story deck extensions on the western and southern façades. SHO review and approval was required because the additions and alterations to the dwelling along the north façade, as well as the western deck extension, are all proposed in the primary front setback, while the proposed southern deck extension is in the secondary front setback.

The SHO-approved project would allow for a 3,470 square foot residence, 79% of the guideline maximum floor-to-lot-area ratio (FAR).

The discretionary applications required for this project are:

- A. A Primary Front Setback Modification to allow additions and alterations on the north side of the dwelling and a deck extension on the west side of the dwelling to encroach within the required 25-foot primary front setback (SBMC § 30.20.030.A and SBMC § 30.250.020.B);
- B. An Open Yard Modification to allow the open yard area to be located within the secondary front yard (SBMC 30.140.140.E); and
- C. A Secondary Front Setback Modification to allow a deck extension on the south side of the dwelling to encroach within the required 25-foot secondary front setback.

(Please note: Only the secondary front setback modification is under Planning Commission review.)

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15301 and 15305 (Existing Facilities and Minor Alterations to Land Use Limitations).

Contact: Stephanie Swanson, Assistant Planner

Email: SSwanson@SantaBarbaraCA.gov

Phone: (805) 564-5470, ext. 4569

Upheld the applicant’s appeal and approve the project as proposed to allow a 4-foot deck extension to the south in the secondary front setback, making the findings outlined in Section VIII of the Staff Report dated December 7, 2017.

Thompson/Higgins Vote: 4/3 (Lodge/Jordan/Wiscomb)
Abstain: 0
Absent: 0
Resolution No. 002-18.

IV. RECOMMENDATION TO AMEND MUNICIPAL CODE
ITEM CONTINUED TO THE JANUARY 25, 2018 HEARING

Planning Commission review of proposed amendments to the Municipal Code to establish development regulations for Accessory Dwelling Units (ADUs). Effective January 1, 2017, state legislation superseded sections of the City’s regulations for secondary dwelling units and accessory dwelling units that were inconsistent with Government Code Section 65852.2. Until the City adopts its own ADU Ordinance, it is required to ministerially approve ADUs if the unit complies with state standards including certain parking requirements, the maximum allowable size of an ADU, and setback requirements.

Staff recommends that the Planning Commission review proposed amendments to the Zoning Ordinance to adopt an Accessory Dwelling Unit Ordinance and forward a recommendation to the City Council for adoption.

Contact: Rosie Dyste, Project Planner
 Email: RDyste@SantaBarbaraCA.gov

Phone: (805) 564-5470, ext. 4599

V. ADMINISTRATIVE AGENDA

ACTUAL TIME: 2:10 P.M.

- A. Committee and Liaison Reports.
 - 1. Staff Hearing Officer Liaison Report
Reports given.
 - 2. Other Committee and Liaison Reports
Reports given.

VI. ADJOURNMENT

Meeting adjourned at 2:22 p.m.