



City of Santa Barbara

PLANNING COMMISSION FINISHED AGENDA FEBRUARY 1, 2018

1:00 P.M.
City Hall, Council Chambers
735 Anacapa Street
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
Kathleen Goo, Commission Secretary

NOTICES

**A. TUESDAY, JANUARY 30, 2018
SITE VISITS**

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

1201 DEL ORO AVENUE
Contact: Kelly Brodison, Assistant Planner
KBrodison@SantaBarbaraCA.gov
(805) 564-5470, ext. 4531

The Planning Commission will visit the project sites scheduled for review at the Thursday meeting. No public testimony will be taken, but the public is invited to attend. Contact the Case Planner for additional information.

**Denotes story poles will be up during the site visit.*

**B. THURSDAY, FEBRUARY 1, 2018
LUNCH MEETING**

12:00 NOON
De La Guerra Plaza
City Hall, Room 15, Upstairs

The Planning Commission will meet informally with City staff to discuss the following:

1. An update on status of long-range projects, new legislation, zoning enforcement items, status reports on previously approved projects, and future agenda items.

Update given.

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.

II. PRELIMINARY MATTERS

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

Requests made.

B. Announcements and appeals.

Announcement made.

C. 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. NEW ITEM

ACTUAL TIME: 1:04 P.M.

APPLICATION OF TOM MEANEY, ARCHITECT FOR ABBE & JOE HOPKINS, PROPERTY OWNERS OF 1201 DEL ORO AVENUE, APN 045-214-010, E-3/SD-3 SINGLE FAMILY RESIDENTIAL AND COASTAL OVERLAY ZONES, GENERAL PLAN/LOCAL COASTAL PROGRAM LAND USE PLAN DESIGNATION: FIVE RESIDENTIAL UNITS PER ACRE (MST2016-00327/CDP2016-00012)

The project consists of the demolition of the existing 1,441 square foot, one-story single-family residence and construction of a two-story, 2,119 square foot residence with a 670 square foot basement, and a 451 square foot attached garage for two cars in tandem configuration. The proposed total of 2,570 square feet on the 6,098 square foot lot is 95% of the maximum floor-to-lot-area ratio allowance of 2,724 square feet (the proposed basement square footage is excluded from the FAR).

The discretionary applications required for this project are:

1. A Modification to allow the new house to be constructed within the 20 foot front setback from Del Oro Avenue (SBMC §28.15.060 and SBMC §28.92.110.A.2); and
2. A Modification to allow the new house to be constructed within the required 20 foot front setback from La Marina Drive (SBMC §28.15.060 and SBMC §28.92.110.A.2); and
3. A Modification to allow portions of the required open yard area to have less than the required 20 foot minimum dimension (SBMC §28.15.060 and SBMC §28.92.110.A.2); and
4. A Coastal Development Permit (CDP2016-00012) 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 Guidelines Section 15302, (Replacement or Reconstruction).

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

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

MOTION: Higgins/Thompson

Assigned Resolution No. 003-18

Approved the project, making the findings for the two Front Setback Modifications along Del Oro Avenue and La Marina Drive, and the Coastal Development Permit as outlined in the Staff Report dated January 25, 2018, and approve and make the findings for the Open Yard Modification due to outdated standards and the constrained and irregular shaped lot, subject to the Conditions of Approval as outlined in the Staff Report, Exhibit A, with conditions.

Commissioner Higgins commented that there is overall support for the tandem parking in the garage by the Commission.

Higgins / Thompson Vote: 7/0

Abstain: 0

Absent: 0

Resolution No. 003-18.

*** THE COMMISSION RECESSED FROM 2:11 TO 2:19 P.M. ***

IV. CONTINUED ITEM

ACTUAL TIME: 2:19 P.M.

APPLICATION OF RRM DESIGN GROUP, ARCHITECT FOR HERBERT BARTHELS, 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

RECUSALS: To avoid any actual or perceived conflict of interest, the following Commissioner recused herself from hearing this item.

Commissioner Wiscomb was recused due to ownership of property with 500 feet of the project resulting in a conflict of interest.

*** THE COMMISSION RECESSED FROM 5:16 TO 5:25 P.M. ***

Continue indefinitely review of the Final Environmental Impact Report (EIR) and the Coastal Development Permit.

Jordan/Campanella Vote: 6/0

Abstain: 1 (Wiscomb)

Absent: 0

V. ADMINISTRATIVE AGENDA

ACTUAL TIME: 5:56 P.M.

A. Committee and Liaison Reports.

1. Staff Hearing Officer Liaison Report

Report given.

2. Other Committee and Liaison Reports

No reports.

VI. ADJOURNMENT

Meeting adjourned at 5:57 p.m.