



**City of Santa Barbara**  
**PLANNING COMMISSION**  
**MINUTES**  
**OCTOBER 3, 2019**

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

**COMMISSION MEMBERS:**

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

**STAFF:**

Tava Ostrenger, Assistant City Attorney  
Allison DeBusk, Senior Planner  
Heidi Reidel, Commission Secretary

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**CALL TO ORDER**

Vice Chair Jordan called the meeting to order at 1:01 p.m.

**I. ROLL CALL**

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

Absent: Chair Lesley Wiscomb

**STAFF PRESENT**

Tava Ostrenger, Assistant City Attorney  
Allison DeBusk, Senior Planner  
Robert Dostalek, Associate Planner  
Heidi Reidel, Commission Secretary

**II. PRELIMINARY MATTERS**

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

No requests.

B. Announcements and appeals:

Ms. DeBusk announced that the appeal for the project at 11 Anacapa Street is scheduled to appear before City Council on November 12, 2019.

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

1. Planning Commission September 19, 2019 Minutes

**MOTION: Lodge/Campanella**

Approve the minutes as amended.

The motion carried by the following vote:

Ayes: 5 Noes: 0 Abstain: 1 (Schwartz) Absent: 1 (Wiscomb)

2. Planning Commission Resolution No. 015-19  
35 North Calle Cesar Chavez

**MOTION: Campanella/Lodge**

Approve the resolution as presented.

The motion carried by the following vote:

Ayes: 5 Noes: 0 Abstain: 1 (Schwartz) Absent: 1 (Wiscomb)

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

Public comment opened at 1:04 p.m., and as no one wished to speak, it closed.

**III. NEW ITEM**

**ACTUAL TIME: 1:04 P.M.**

**APPLICATION OF HEIDI JONES, APPLICANT FOR DAVID AND BARBARA MELINE, PROPERTY OWNERS, 3405 SEA LEDGE LANE, APN 047-082-008, A-1/S-D-3 ZONES, LOCAL COASTAL PROGRAM LAND USE PLAN DESIGNATION: HILLSIDE RESIDENTIAL 1 DU/AC (PLN2019-00086/CDP2019-00012)**

The project consists of the demolition of an existing 1,620 square foot single-story residence and 462 square foot detached garage; and construction of a new approximately 2,761 square foot single-story residence with a detached approximately 714 square foot garage/storage building (461 square foot garage and 253 square feet of storage area), and a new 477 square foot detached Accessory Dwelling Unit. Total accessory building floor area, excluding the garage, would be 730 square feet. The garage/storage building and Accessory Dwelling Unit would be located in front of the proposed new residence and therefore require modifications for both their location in the front setback and front yard. The project also includes construction of a new entry gate, fencing, trash enclosure, and motor court, including an uncovered parking space to serve the Accessory Dwelling Unit, removal of twelve fruit/citrus trees and installation of six new trees and landscaping, and abandonment of the existing septic system and connection to the City sewer system. Approximately 50 cubic yards of cut and 300 cubic yards of fill would be required to complete the improvements. Associated improvements to the north side of private Sea Ledge Lane include approximately 110 linear feet of retaining wall with a maximum height of 3.5 feet, and approximately 500 square feet of new asphalt paving to widen the roadway.

The discretionary applications required for this project are:

1. A Front Setback Modification along Sea Ledge Lane to allow encroachment of the detached garage/storage building and Accessory Dwelling Unit into the required 35-foot front setback (SBMC §28.15.060.A.1 and §28.92.110.A.2);
2. A Modification for the Accessory Dwelling Unit and storage portion of the garage/storage building to be located in the front yard (SBMC §28.87.160.B and §28.92.110.A.2);
3. A Modification to allow the total aggregate floor area of accessory buildings on the property (excluding garages) to exceed 500 square feet (SBMC §28.87.160.C and §28.92.110.A.2); and
4. A Coastal Development Permit (CDP2019-00012) to allow the proposed development in the Appealable Jurisdiction of the City's Coastal Zone (SBMC §28.44.060).

The project requires an environmental finding pursuant to California Environmental Quality Act Guidelines Section 15183.

Robert Dostalek, Associate Planner, gave the Staff presentation.

Heidi Jones, Suzanne Elledge Planning and Permitting Services, gave the Applicant presentation, and was joined by David and Barbara Meline, Owners; Ken Radtkey, Blackbird Architects; Susan Van Atta, Van Atta Associates Inc.; and Jason Gotsis, Ashley & Vance Engineering, Inc.

Public comment opened at 1:58 p.m., and the following individual spoke:

1. John Kechejian, support

Written correspondence from Jacques Habra and Angela Wilkening, and David Neubauer was acknowledged.

Public comment closed at 2:00 p.m.

**MOTION: Higgins/Thompson**

**Assigned Resolution No. 016-19**

Approve the project, making the findings for the Modifications and Coastal Development Permit as outlined in the Staff Report dated September 26, 2019, subject to the Conditions of Approval as outlined in the Staff Report.

The motion carried by the following vote:

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

The ten calendar day appeal period was announced.

#### IV. CONCEPT REVIEW

**ACTUAL TIME: 2:39 P.M.**

**APPLICATION OF TRISH ALLEN, SUZANNE ELLEDGE PLANNING AND PERMITTING SERVICES, AGENT FOR CHIARENZA SURVIVOR'S TRUST, 1553 SHORELINE DRIVE, APN 045-173-043; E-3/S-D-3 (SINGLE RESIDENTIAL UNIT/ COASTAL OVERLAY) ZONES, LOCAL COASTAL PROGRAM LAND USE PLAN DESIGNATION: LOW DENSITY RESIDENTIAL, 5 UNITS PER ACRE (PLN2019-00326)**

This is a Concept Review Hearing. The project consists of a new single residential unit on a vacant 23,333 square foot lot on the coastal bluff. The purpose of the concept review is to allow the Planning Commission and the public an opportunity to review a visual evaluation of the site and provide the Applicant and staff with feedback and direction on compliance with coastal policies related to visual resources and on site layout options. The visual evaluation is a required tool to assist decision-makers with analyzing the project's potential impact on public scenic views and view corridors, in accordance with the policies in the City's coastal land use plan. The opinions of the Planning Commission may change or there may be ordinance or policy changes that could affect the project that would result in requests for project design changes.

Ultimately, any development on the project site would be required to return to the Planning Commission at a later date for a Coastal Development Permit to allow the proposed development in the Appealable Jurisdiction of the City's Coastal Zone (SBMC §28.44.060).

**No formal action on the development proposal will be taken at the concept review, nor will any determination be made regarding environmental review of the proposed project.**

Robert Dostalek, Associate Planner, gave the Staff presentation.

Trish Allen, Suzanne Elledge Planning and Permitting Services, gave the Applicant presentation, and was joined by Tom Ochsner, Project Architect.

Public comment opened at 3:33 p.m., and as no one wished to speak, it closed.

Commissioner comments:

All Commissioners found that the project site does not constitute a View Corridor per the Coastal Land Use Plan, and were not in favor of the periscope option.

Commissioner Thompson:

- The originally proposed visual evaluation option number 1 is adequate to provide some public views from the sidewalk.

Commissioner Higgins:

- There is more work to be done with a more comprehensive application before an option can be chosen relative to the visual evaluation.
- The periscope is creative but could become a compliance problem.
- Do neighborhood outreach.
- There is a privacy concern with the windows.

Commissioner Schwartz:

- View obstructions often come from large trees and other landscaping.
- Coastal views should be approached pragmatically on a project-by-project basis.
- The original proposed design is adequate and compatible with the new design of Shoreline Drive.
- The design is appropriately sized and provides livable space.

Commissioner Lodge:

- The applicant might consider laying out the house so that the sides are parallel to the property lines, which might open it up more on the sides.

Commissioner Campanella:

- If the applicant would like to provide some relief, it might be found on the west side of the property as the garage side is going to be less utilized and the resident could maximize the view. Public views along the east side provide minimal public benefit.

Vice Chair Jordan:

- Keep the height as low as possible, as that is more important relative to public views from Loyola.
- The original plan is preferred, as it offers a view on either side.
- View option number 1 is acceptable if the massing of the second floor is kept the same.
- Would be in support of removing the slanted street tree that impedes public access along the sidewalk.

## **V. ADMINISTRATIVE AGENDA**

**ACTUAL TIME: 3:50 P.M.**

A. Committee and Liaison Reports:

1. Staff Hearing Officer Liaison Report

No report.

2. Other Committee and Liaison Reports

- a. Commissioner Campanella reported on the September 23, 2019 meeting of the Architectural Board of Review.
- b. Commissioner Thompson reported on the September 30, 2019 meeting of the Single Family Design Board.
- c. Commissioner Schwartz reported on the ongoing meetings of Residential Multi-Unit Objective Design Standards Working Group and announced the October 25, 2019 meeting about the Olive Mill/Coast Village Road Roundabout.
- d. Commissioner Jordan announced the De La Guerra Plaza Subcommittee will be meeting in December.

**VI. ADJOURNMENT**

Vice Chair Jordan adjourned the meeting at 3:56 p.m.

Submitted by,

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Heidi Reidel, Commission Secretary

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