



City of Santa Barbara Planning Division

PLANNING COMMISSION MINUTES

August 7, 2008

CALL TO ORDER:

Chair George C. Myers called the meeting to order at 1:15 P.M.

ROLL CALL:

Present:

Chair George C. Myers

Commissioners Bruce Bartlett, Charmaine Jacobs, John Jostes, Addison S. Thompson and Harwood A. White, Jr.

Absent:

Commissioner Stella Larson

STAFF PRESENT:

N. Scott Vincent, Assistant City Attorney

Allison De Busk, Project Planner

John Ewasiuk, Principal Engineer

Kelly Brodison, Assistant Planner

Julie Rodriguez, Planning Commission Secretary

I. PRELIMINARY MATTERS:

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

None.

- B. Announcements and appeals.

Chair Myers welcomed Allison De Busk, Project Planner, who will be sitting in for Jan Hubbell, Senior Planner during today's meeting.

Allison De Busk made the following announcements:

1. City Council upheld the Planning Commission's decision on Tuesday for 3455 Marina Drive.

2. The 520 Anacapa Street appeal of the Planning Commission's decision has been withdrawn.
 3. The Planning Commission's decision on 101 E. Victoria Street has been appealed with a tentative hearing date at City Council of September 23, 2008.
- C. Comments from members of the public pertaining to items not on this agenda.
- Chair Myers opened the public hearing at 1:17 P.M. and, with no one wishing to speak, closed the hearing.

II. NEW ITEM:

ACTUAL TIME: 1:17 P.M.

APPLICATION OF DAVID VAN HOY, ARCHITECT FOR SCOTT AND LESLEY WISCOMB, 1930 EL CAMINO DE LA LUZ, APN 045-100-011, E-3/SD-3 ZONES, GENERAL PLAN DESIGNATION: RESIDENTIAL, 5 UNITS/ACRE (MST2008-00057)

The project consists of a proposal to remove an existing single family residence and construct a new 3,101 square foot, two-story, single family residence with a 718 square foot, attached garage and a 422 square foot secondary dwelling unit above the garage on a 14,212 square foot lot in the Appealable Jurisdiction of the Coastal Zone.

The discretionary applications required for this project are:

1. A Coastal Development Permit (CDP2008-00005) to allow the proposed development in the Appealable Jurisdiction of the City's Coastal Zone (SBMC § 28.44);
2. A Modification to allow the garage to exceed the 500 square foot maximum (SBMC § 28.87.160).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Section 15301.

Case Planner: Kelly Brodison, Assistant Planner
Email: kbrodison@santabarbaraca.gov

Kelly Brodison, Assistant Planner gave the Staff presentation.

David Van Hoy, Architect, gave the applicant presentation.

Staff clarified the need for a modification for the garage.

Chair Myers opened the public hearing at 1:43 P.M.

The following people spoke in support of the project:

1. Lesley Wiscomb, Owner, has worked with neighbors to mitigate privacy concerns.
2. Tom Morrison

The following people spoke in opposition to the project or with concerns:

1. Melody DePledge, neighbor, feels the project would impact her privacy, especially to bedroom windows; disputes accuracy of square footage figures used in Staff Report, especially as it pertains to her property. She did not see a tree permit required for the project. Questioned the Staff Report Interior Setback Zoning Ordinance figures. Would like more time to review all the information since it was presented so late.

With no one else wishing to speak, the public hearing was closed at 1:51 P.M.

Ms. Brodison responded to the interior setback figure as being an inadvertent error and clarified that there is no modification request for an interior setback being requested.

Chair Myers requested that Ms. De Pledge submit specific questions to Staff for response.

The Commissioners made the following comments:

1. Commissioners acknowledged the mitigation efforts made by the applicant with the neighbors and the quality of the presentation given.
2. This is an appropriate project for the neighborhood and does provide private view for the neighbors, even though private views are not protected.
3. Likes the site approach which has pulled the house back from the street.
4. Likes the site drainage plan and appreciates the energy related aspects of the project, especially the architectural salvage efforts that will be used.
5. Can support the modification for the garage to allow for parking the car.
6. Commissioners could support the Coastal Development Permit.
7. One Commissioner likes the second unit and does not see any adverse impacts.
8. One Commissioner would like to see the third parking space in the enlarged garage be allocated to the second dwelling.
9. One Commissioner would like to see a separate pedestrian path to access the street
10. Two Commissioners would like Conditions of Approval to include working with the neighbor in the back for improving privacy.
11. Two Commissioners shared a concern with reducing the play area to minimize water consumption.
12. One Commissioner would like to see photo-voltaics added, but only as possible.

MOTION: Jacobs/White

Assigned Resolution No. 030-08

Approve the Coastal Development Permit and Modification making the findings in the Staff Report, and subject to the Conditions of Approval in Exhibit A amended to include: 1) Applicant restudy extensive use of turf grass on the lawn area; and 2) Applicant work with neighbors on back hedge and privacy concerns.

Commissioners discussed the addition of pedestrian paving in the Landscape Plan. One Commissioner wanted to emphasize the need for a clear pedestrian connection to the street and consistency with walkways in the neighborhood.

One Commissioner suggested accommodating additional water savings with a cistern system that leverages the flat roof and is built into the design in order to reduce the use of red fescue in the lawn area

This motion carried by the following vote:

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

Chair Myers announced the ten calendar day appeal period.

III. RECOMMENDATION TO CITY COUNCIL:

ACTUAL TIME: 2:09 P.M.

OUTDOOR LIGHTING AND STREETLIGHTING GUIDELINES

Staff presented the Outdoor Lighting and Streetlighting Guidelines Advisory Group's draft final recommended Outdoor Lighting and Streetlighting Guidelines for final review and recommendation to City Council by the Boards and Commissions before going to City Council for final approval.

Case Planner: John Ewasiuk, Principal Civil Engineer
Email: jewasiuk@santabarbaraca.gov

John Ewasiuk, Principal Civil Engineer, gave the Staff presentation, joined by Jim Dewey, Public Works Facilities Maintenance and Energy Manager, and Steve Hausz, Historic Landmarks Commissioner. All three are members of the Streetlight Design Guidelines Advisory Group.

Staff answered Planning Commission questions about LED retrofits, which are presently only available for cobra head lighting; noted police advocacy for adding mid-block streetlighting only with neighborhood support; availability and expense of retrofitting the fixture and arm for cobra head fixtures. Staff also responded to inquiries about working with Cal Trans for the streetlighting near the 101 Improvement Project near the Coast Village Road roundabout. Staff explained that the light poles are painted by hand rather than sprayed because we use a two-part paint that results in a better luster; staff will look

into whether or not this type of paint can be sprayed. Staff addressed the subjectivity of the Guidelines description of 'warm' lighting.

Staff responded to the provision of street lighting in the pedestrian area near Cliff Drive; potential for crosswalk illumination strobes will be discussed with Transportation Staff. Staff added that Edison is adding approximately 3-5 cobra heads a year and noted that Edison will only install a cobra head on their poles.

Since no one from the public was present in Council Chambers, Chair Myers did not open a public hearing.

The Commissioners made the following comments:

1. One Commissioner acknowledged the efforts made to provide efficient lighting that is also attractive.
2. One Commissioner noted the Coast Village Business Association's dissatisfaction with lighting, which is the dome style with the light bulb extending beyond the bottom of the fixture. They are concerned with poles not being more decorative; fixtures should be hooded and softer. Too much light is affecting the residential area. Better coordination needs to be done between the city and county in the residential area.
3. Regarding the acorn fixtures in the vicinity of Lasuen Road, would like preservation of the sandstone pillars with the road names etched on the pillars because they are historic fixtures.
4. The Commission congratulated the committee for all its hard work and asked that Boards and Commission be kept apprized of technological developments.
5. Commissioners suggested developing an exchange with Edison or other cities where a cobra head is exchanged/sold every time a new fixture is put up in the City that eliminates an existing cobra head.

MOTION: Thompson/White

Assigned Resolution No. 031-08

Recommend approval of the Outdoor Lighting and Streetlighting Guidelines to City Council.

This motion carried by the following vote:

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

Chair Myers announced the ten calendar day appeal period.

IV. ADMINISTRATIVE AGENDA

- A. Committee and Liaison Reports. None.
- B. Review of the decisions of the Staff Hearing Officer in accordance with SBMC §28.92.026.
Commissioner White reported on the Staff Hearing Officer's meeting held on July 30, 2008.
- C. Action on the review and consideration of the items listed in I.B.3. of this Agenda.
- a. Draft Minutes of May 15, 2008
 - b. Reso 018-08
900-1100 Las Positas Road (Veronica Meadows)
 - c. Draft Minutes of May 22, 2008
 - d. Reso 019-08
730 Miramonte Drive
 - e. Reso 020-08
101 E. Victoria Street
- D. Action on the review and consideration of the items listed in I.B.4. of this Agenda.
- a. Draft Minutes of June 5, 2008
 - b. Reso 021-08
2506 Calle Andalucia

MOTION: White/Thompson Approve the minutes and resolutions as corrected.

This motion carried by the following vote:

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

Commissioners Jacobs and Jostes abstained from Resolution 018-08

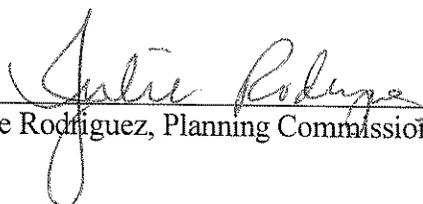
Commissioner Jostes abstained from the Draft Minutes of May 22, 2008

Commissioner Bartlett abstained from Item V on the Draft Minutes of June 5, 2008

VII. ADJOURNMENT

Chair Myers adjourned the meeting at 3:10 P.M.

Submitted by,



Julie Rodriguez, Planning Commission Secretary