



City of Santa Barbara

Planning Division

PLANNING COMMISSION MINUTES

November 15, 2012

CALL TO ORDER:

Chair Lodge called the meeting to order at 1:01 P.M.

I. ROLL CALL

Chair Sheila Lodge, Vice Chair Mike Jordan, Commissioners Bruce Bartlett, John P. Campanella, Deborah L. Schwartz, and Addison Thompson.

Absent: Commissioner Larson

STAFF PRESENT:

Paul Casey, Community Development Director
Danny Kato, Senior Planner
Steve Wiley, City Attorney
N. Scott Vincent, Assistant City Attorney
Allison De Busk, Project Planner
Kelly Brodison, Assistant Planner
Julie Rodriguez, Planning Commission Secretary

II. PRELIMINARY MATTERS:

A. Action on the review of the following Draft Minutes and Resolutions:

1. Draft Minutes of November 1, 2012
2. Resolution 015-12
1130 N. Milpas Street
3. Resolution 016-12
351 S. Hitchcock Way
4. Resolution 017-12
2224 Gibraltar Road

MOTION: Thompson/Campanella

Approve the minutes and resolutions.

This motion carried by the following vote:

Ayes: 5 Noes: 0 Abstain: (as noted) Absent: 1 (Larson)

Commissioner Schwartz abstained from the Minutes and Resolutions of November 1, 2012.

Commissioner Barlett abstained from the Minutes and Resolution of 1130 N. Milpas Street.

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

None.

C. Announcements and appeals.

None.

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

Chair Lodge opened the public hearing at 1:04 P.M. and, with no one wishing to speak, closed the hearing.

III. DISCUSSION ITEM:

ACTUAL TIME: 1:04 P.M.

DISCUSSION CONCERNING CITY CODE OF CONDUCT.

Staff will lead a discussion concerning the City's Code of Conduct for Commissioners.

Case Planner: Paul Casey, Community Development Director

Email: PCasey@SantaBarbaraCA.gov

Phone: 805-564-5470, ext. 5503

Paul Casey, Community Development Director, introduced Steve Wiley, City Attorney, who lead the Staff discussion.

Mr. Wiley and Mr. Casey provided examples of potential conflicts of interest, as well as responded to the Commission's questions with clarification on ex parte communication.

IV. CONTINUED ITEM:

ACTUAL TIME: 1:48 P.M.

APPLICATION OF JIM ZIMMERMAN, ARCHITECT FOR ANINA DAVENPORT, 1533 SHORELINE DRIVE, APN 045-182--14, E-3/SD-3 ZONES, ONE FAMILY RESIDENCE AND COASTAL OVERLAY ZONES, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MST2012-00046).

This is a revised project. This project was continued from the September 6, 2012, Planning Commission meeting. The project consists of a proposal to construct a 946 square foot second story addition to an existing 2,074 square foot residence with a 345 square foot attached two-car garage located on a 19,166 square foot lot in the appealable

jurisdiction of the Coastal Zone and in the Hillside Design District. Project also includes a major façade remodel, a 92 square foot, one-story addition and interior remodel.

The discretionary applications required for this project are:

1. Two Modifications to allow a conforming second story addition to the existing legally nonconforming building that will alter the basic, exterior characteristics of the existing building within two interior setback on this flag lot (SBMC §28.92.110.A and 28.15.060); and
2. Coastal Development Permit (CDP2012-00002) to allow the proposed development in the Appealable Jurisdiction of the City's Coastal Zone (SBMC § 28.44).

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

Case Planner: Kelly Brodison, Assistant Planner

Email: KBrodison@SantaBarbaraCA.gov

Phone: 805-564-5470, ext. 4531

Kelly Brodison, Assistant Planner, gave the Staff presentation.

Jim Zimmerman, Architect, gave the Applicant presentation.

Chair Lodge opened the public hearing at 2:02 P.M.

Fred Sweeney, Single Family Design Board Member, spoke in support of the project.

Michael Baugus, neighbor, shared concern about the compatibility of the second story with their own private living space. Asked that first two windows be recessed to take away the angles, as well as the third window. Suggested moving the top story east, away from top tree to minimize impact to neighbors by the second story.

With no one else wishing to speak, the public hearing was closed at 2:10 P.M.

Chair Lodge acknowledged that letters of concern were received from Norman Sorg and Paula Westbury

MOTION: Jordan/Thompson

Assigned Resolution No. 018-12

Approved the project, making the findings for the two modifications and Coastal Development Permit outlined in the Staff Report, dated August 30, 2012, subject to the Conditions of Approval in Exhibit A of the Staff Report with the following revisions to the Conditions of Approval:

This motion carried by the following vote:

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

Chair Lodge announced the ten calendar day appeal period.

V. **ADMINISTRATIVE AGENDA**

ACTUAL TIME: 2:22 P.M.

E. Committee and Liaison Reports.

1. Staff Hearing Officer Liaison Report
None was given
2. Other Committee and Liaison Reports
 - a. Commissioner Campanella reported on the Downtown Parking Committee meeting of November 8, 2012.
 - b. Commissioner Jordan reported on the homeless forum being held at 7 p.m., on November 15, 2012, at the Santa Barbara Museum of Natural History.
 - c. Commissioner Jordan reported on the closing weekend of Santa Barbara High School's musical production.
 - d. Commissioner Jordan reported that the Central Coast Regional Water Quality Control Board will be in Santa Barbara December 5-6, 2012.
 - e. Commissioner Jordan reported on the Parks and Recreation Urban Forest Master Plan..
 - f. Commissioner Lodge reported on the Water Commission meeting of November 12, 2012.
 - g. Commissioner Lodge gave a pictorial update on the Bella Riviera project, the El Encanto Hotel, and the Mesa Lane Steps.
 - h. Danny Kato announced that the public comment period for the 101 State Street and 16 S. Mason Street Draft Mitigated Negative Declaration will begin Wednesday, November 21, 2012 and provided the location of related documents.

VI. **ADJOURNMENT**

Chair Lodge adjourned the meeting at 2:37 P.M.

Submitted by,



Julie Rodriguez, Planning Commission Secretary