



# City of Santa Barbara Planning Division

## PLANNING COMMISSION MINUTES

March 21, 2013

### CALL TO ORDER:

Chair Schwartz called the meeting to order at 1:05 P.M.

### I. ROLL CALL

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

**Absent: Commissioner Jordan**

### STAFF PRESENT:

Renee Brooke, Senior Planner

Danny Kato, Senior Planner

N. Scott Vincent, Assistant City Attorney

Julie Rodriguez, Planning Commission Secretary

### II. PRELIMINARY MATTERS:

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

None.

B. Announcements and appeals.

None.

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

Chair Schwartz opened the public hearing at 1:05 P.M. and, with no one wishing to speak, closed the hearing.

### III. CONSENT ITEM:

**ACTUAL TIME: 1:05 P.M.**

**APPLICATION OF JIM ZIMMERMAN, ARCHITECT FOR ANINA DAVENPORT, 1533 AND 1547 SHORELINE DRIVE, APN 045-182-013 AND 014, E-3/SD-3 ZONES, ONE FAMILY RESIDENCE AND COASTAL OVERLAY ZONES, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MST2012-00046).**

The project involves a lot line adjustment between two existing lots at 1533 Shoreline Drive (Parcel 1) and 1537 Shoreline Drive (Parcel 2). Parcel 1 is developed with a single family residence and Parcel 2 is vacant. Approximately 79 square feet of lot area will be transferred from Parcel 1 to Parcel 2. The newly created parcel at 1533 Shoreline Drive will be 18,275 sq. ft. with an average slope of 40.8% and 1537 Shoreline Drive will be 7,503 sq. ft. with an average slope of 3%

The discretionary applications required for this project are:

1. A Street Frontage Modification to allow the lot at 1533 Shoreline Drive (Parcel 1) to have less than the required 60 feet of street frontage in the E-3 Zone (SBMC §28.15.080);
2. A Coastal Development Permit (CDP20013-00001) to allow the proposed Lot Line Adjustment in the Appealable Jurisdiction of the City's Coastal Zone (SBMC §28.44);
3. A Lot Line Adjustment (LLA) to adjust the property line between 1533 Shoreline Drive and 1547 Shoreline Drive (SBMC §27.40 & Gov. Code §66412).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15305(a) Minor Lot Line Adjustments.

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

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

Commissioner Thompson requested that the Planning Commission waive the Staff Report.

**MOTION: Thompson/Lodge**

Waive the Staff Report

Jim Zimmerman, Architect, gave the Applicant presentation.

Chair Schwartz opened the public hearing at 1:07 P.M., and with no one else wishing to speak, the public hearing was closed.

**MOTION: Pujjo/Bartlett**

**Assigned Resolution No. 006-13**

Approved the project, making the findings for a Street Frontage Modification, a Coastal Development Permit, and a Lot Line Adjustment outlined in the Staff Report, dated March 14, 2013, subject to the Conditions of Approval in Exhibit A of the Staff Report with the following revisions to the Conditions of Approval:

1. Delete Item 2 from Notice of Modification Approval Time Limits; and
2. Delete Item 2 from Notice of Coastal Development Permit Time Limits; and

3. Include in the Notice of Lot Line Adjustment Time Line “The document that will perfect the lot line adjustment must be recorded on to the chain of title within two years of the approval.”

This motion carried by the following vote:

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

Chair Schwartz announced the ten calendar day appeal period.

**IV. ADMINISTRATIVE AGENDA**

**ACTUAL TIME: 1:13 P.M.**

**D. Committee and Liaison Reports.**

1. Staff Hearing Officer Liaison Report

None was given.

2. Other Committee and Liaison Reports

- a. Commissioner Thompson reported on the Airport dedication of the Earle Ovington Terminal.
- b. Commissioner Schwartz reported on the State of the City breakfast meeting that was held earlier that morning.

**V. ADJOURNMENT**

Chair Schwartz adjourned the meeting at 1:17 P.M.

**The Planning Commission adjourned the meeting to an untelevised training session.**

**VI. DISCUSSION ITEM**

**ACTUAL TIME: 1:20 P.M.**

**PLANNING COMMISSION TRAINING.**

Staff will lead a training and discussion session on a variety of planning subjects previously requested by the Planning Commission, including development restrictions and Specific Plans. This is a discussion item only, and no decisions will be considered or made at this meeting.

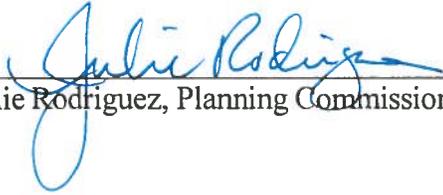
Case Planner: Danny Kato, Senior Planner

Email: DKato@SantaBarbaraCA.gov

Phone: (805) 564-5470, ext. 2567

Danny Kato, Senior Planner, and Renee Brooke, Senior Planner, gave the Staff presentation.

Submitted by,



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Julie Rodriguez, Planning Commission Secretary