



City of Santa Barbara Planning Division

PLANNING COMMISSION MINUTES

May 8, 2014

CALL TO ORDER:

Chair Schwartz called the meeting to order at 1:00 P.M.

I. ROLL CALL

Chair Deborah L. Schwartz, Commissioners Bruce Bartlett, John P. Campanella, Mike Jordan, Sheila Lodge, and June Pujo.

Absent: Vice Chair Thompson

STAFF PRESENT:

Bettie Weiss, City Planner
John Ledbetter, Principal Planner
Allison De Busk, Project Planner
N. Scott Vincent, Assistant City Attorney
Irma Unzueta, Project Planner
Tony Boughman, 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 April 10, 2014
2. Resolution No. 009-14
296 Schulte Drive

MOTION: Jordan/Pujo

Approve the minutes and resolution as presented.

This motion carried by the following vote:

Ayes: 4 Noes: 0 Abstain: 2 (Bartlett, Lodge) Absent: 1 (Thompson)

3. Draft Minutes of April 17, 2014

MOTION: Jordan/Pujo

Approve the minutes as corrected.

This motion carried by the following vote:

Ayes: 5 Noes: 0 Abstain: 1 (Lodge) Absent: 1 (Thompson)

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

None.

C. Announcements and appeals.

Ms. De Busk made the following announcements:

1. The Planning Commission meeting of May 15, 2014 has been cancelled. There will be a special meeting of the Planning Commission on May 22, 2014, at 9:00 A.M. to hear the items that were scheduled to be heard on May 15, 2014. The site visits will still take place on May 13, 2014.
2. The appeal of the Architectural Board of Review (ABR)'s final approval of 510 N. Salsipuedes Street will be heard by City Council on May 20, 2014.

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

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

III. DISCUSSION ITEM:

ACTUAL TIME: 1:07 P.M.

COMMUNITY DEVELOPMENT DEPARTMENT BUDGET

Staff presented an overview of the proposed Financial Plan for Fiscal Year 2015 to the Planning Commission with highlights for the Community Development Department (CDD). On April 22, 2014, the City Administrator presented the Proposed Financial Plan to the Council, and the Council hearing for the Community Development Department is scheduled for Thursday May 14, 2014.

Contact: Bettie Weiss, Acting Community Development Director/City Planner

Email: BWeiss@SantaBarbaraCA.gov

Phone: (805) 564-5470, ext. 5509.

Bettie Weiss, Acting Community Development Director/City Planner, gave the Staff presentation and responded to the Commission's questions about aspects of the budget, including topics such as an additional staff position for plan check, reinstatement of Board and Commission Stipends, planning fees, and performance objectives.

IV. NEW ITEM:

ACTUAL TIME: 1:51 P.M.

APPLICATION OF BRUCE ALKER, ARCHITECT FOR SAM AND AMY CHESLUK, 1423 SHORELINE DRIVE, APN 045-185-005, E-3/SD-3 ZONES, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL, LOCAL COASTAL PLAN DESIGNATION: RESIDENTIAL 5 UNITS PER ACRE (MST2013-00527)

The proposed project involves the construction of a 440 square foot second-story addition to an existing 2,950 square foot two-story single-family residence with an existing attached 575 square foot three-car garage. The project is located on a 12,632 square foot bluff top lot in the East Mesa neighborhood. No changes are proposed to the existing deck, patio or swimming pool in the rear yard. The discretionary application required for this project is a Coastal Development Permit (CDP2014-00005) 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 Act Guidelines Section 15301.

Case Planner: Tony Boughman, Assistant Planner

Email: TBoughman@SantaBarbaraCA.gov

Phone: (805) 564-5470, ext. 4539.

Tony Boughman, Assistant Planner, gave the Staff presentation.

Bruce Alker, gave the Applicant presentation.

Chair Schwartz opened the public hearing at 2:03 P.M., and with no one wishing to speak, the public hearing was closed.

MOTION: Pujo/Bartlett

Assigned Resolution No. 010-14

Approved the project, making the findings for the Coastal Development Permit as outlined in the Staff Report, dated May 1, 2014, subject to the Conditions of Approval in Exhibit A of the Staff Report with the following addition to the Conditions of Approval:

1. Add **Section G. Design Review Requirements.** Condition 1. The 20 closest homes survey, as required per the Single Family Design Board (SFDB) General Design Guidelines and Meeting Procedures, Section 3.5.2., shall be prepared and submitted to the SFDB prior to consideration of project design approval.

This motion carried by the following vote:

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

Chair Schwartz announced the ten calendar day appeal period.

Chair Schwartz called for a recess at 2:32 P.M. and reconvened the meeting at 2:44 P.M.

V. **DISCUSSION ITEM**

ACTUAL TIME: 2:44 P.M.

INITIATION OF HOUSING ELEMENT UPDATE

The Planning Commission will consider initiation of a General Plan Amendment to update the Housing Element of the City's General Plan in accordance with State law. State law requires that Housing Elements be updated at least every five years with mandatory review and certification by the State Department of Housing and Community Development (HCD). The City's Housing Element was last certified by HCD in 2012. Due to legislative changes associated with the adoption of the Sustainable Communities Strategy (SCS) and a new 8-year planning period (2015-2023), the Housing Element will be updated to comply with this new timeframe. Substantial policy changes are not anticipated as part of the update. It is primarily an update of housing information related to existing and projected community housing needs and quantified objectives to meet those needs.

Case Planner: Irma Unzueta, Project Planner
Email: IUnzueta@SantaBarbaraCA.gov

Phone: (805) 564-5470, ext. 4562.

Irma Unzueta, Project Planner, gave the Staff presentation. John Ledbetter, Principal Planner was present to answer any of the Commission's questions.

The Commission appreciated Staff's presentation and clarifications on the process and scope of work related to the Housing Element Update. The Commission acknowledged that meeting the statutory timeline requirement is important and offered their support and encouragement to this ambitious undertaking.

VI. **ADMINISTRATIVE AGENDA**

ACTUAL TIME: 3:37 P.M.

A. Committee and Liaison Reports.

1. Staff Hearing Officer Liaison Report

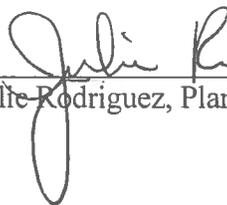
Commissioner Jordan reported on the Staff Hearing Officer meeting held on April 30, 2014.

2. Other Committee and Liaison Reports.
 - a. Commissioner Lodge reported on the Historic Landmarks Commission meeting of May 7, 2014.
 - b. Commissioner Pujo reported on the Creeks Committee meeting of April 23, 2014.
 - c. Commissioner Schwartz reported on the Water Commission meeting of April 14, 2014.
 - d. Commissioner Jordan reported on the Regional Water Quality Board.
 - e. Commissioner Pujo announced that the City's Single Use Bag Ordinance goes into effect next week.
3. Report from the Chair.
 - a. The Planning Commission will conduct site visits next Tuesday for items originally scheduled for May 15, 2014.
 - b. The agenda items originally scheduled for May 15, 2014 will now be heard on May 22, 2014.

VII. ADJOURNMENT

Chair Schwartz adjourned the meeting at 3:51 P.M.

Submitted by,



Julie Rodriguez, Planning Commission Secretary