



City of Santa Barbara Planning Division

PLANNING COMMISSION MINUTES

August 14, 2014

CALL TO ORDER:

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

I. ROLL CALL

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

Absent: Commissioner John P. Campanella

STAFF PRESENT:

Renee Brooke, Senior Planner
N. Scott Vincent, Assistant City Attorney
Allison De Busk, Project Planner
Andrew Bermond, Project Planner
Dan Gullett, Project Planner
Gina Sunseri, Fire Department Inspector
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.

Ms. Brooke announced the availability of the draft EIR for the Goleta Valley Community Plan update. City Staff will review the DEIR and provide comments.

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

Chair Schwartz opened the public hearing at 1:02 P.M. and, with no one wishing to speak, closed the hearing.

III. NEW ITEM:

ACTUAL TIME: 1:02 P.M.

APPLICATION OF CLARK KING, AGENT FOR THE NATIONAL OCEANOGRAPHIC AND ATMOSPHERIC ADMINISTRATION, 1605 CECIL COOK PLACE, APN 073-450-003, A-F, SP-6, S-D-3, AVIATION FACILITIES, AIRPORT INDUSTRIAL AREA SPECIFIC PLAN, AND COASTAL ZONE OVERLAY ZONES, LOCAL COASTAL PLAN DESIGNATION: MAJOR PUBLIC AND INSTITUTIONAL (MST2014-00163)

The proposed project involves the installation of an Atmospheric Research Observatory (ARO) which would consist of a 449-MHz wind profiler mounted on a 576 square foot antenna frame surrounded by four 5-foot diameter acoustic sources, a GPS receiver, meteorological instrumentation, a 96-square foot shed, a 20 kilowatt propane generator, and a 250 gallon fuel tank. The discretionary application required for this project is a Coastal Development Permit to construct this facility in the Appealable Jurisdiction of the 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 §15303(c).

Case Planner: Andrew Bermond, AICP, Project Planner
Email: ABermond@SantaBarbaraCA.gov

Phone: (805) 692-6032

Andrew Bermond, AICP, Project Planner, gave the Staff presentation.

MOTION: Jordan/Lodge

Waive the Staff Report.

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

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

MOTION: Thompson/Jordan

Assigned Resolution No. 020-14

Approve the project, making the findings for the Coastal Development Permit as outlined in the Staff Report, dated August 7, 2014, subject to the Conditions of Approval in Exhibit A of the Staff Report.

Commissioners Lodge and Pujo would like the Architectural Board of Review to consider incorporating landscaping into the project, if feasible, when it returns for their review.

This motion carried by the following vote:

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

Chair Schwartz announced the ten calendar day appeal period.

IV. RECOMMENDATION TO CITY COUNCIL :

ACTUAL TIME: 1:15 P.M.

MUNICIPAL CODE AMENDMENTS RELATED TO THE AVERAGE UNIT-SIZE DENSITY INCENTIVE PROGRAM AND HISTORIC LANDMARKS COMMISSION REFERRAL TO PLANNING COMMISSION.

In 2011, the City Council adopted the General Plan Update, including policies to locate new residential development near services and encourage the construction of affordable units through the Average Unit-Size Density (AUD) Incentive Program. This program allows increased density and development standard incentives to facilitate the construction of smaller residential units in selected multi-family and commercial zones. Chapter 28.20 was added to the Santa Barbara Municipal Code on August 9, 2013 to implement the AUD Incentive Program.

The purpose of this hearing is to present proposed amendments to Title 28 of the Municipal Code to establish parameters for requiring Planning Commission concept review of AUD rental projects in the High Density and Priority Housing Overlay areas on project sites of 15,000 square feet or greater.

The Planning Commission will also consider an amendment to Title 22 of the Municipal Code to give the Historic Landmarks Commission authority to refer any project proposed on a highly visible site to the Planning Commission.

The Planning Commission recommendations will be forwarded to the City Council for their consideration and adoption later this year.

Case Planner: Allison De Busk, Project Planner
Email: ADeBusk@SantaBarbaraCA.gov

Phone: (805) 564-5470, ext. 4552

Allison De Busk, Project Planner, gave the Staff presentation and acknowledged two public comment letters received from Jamie Bishop and from Shella Comin-DuMong.

Chair Schwartz opened the public hearing at 1:21 P.M., and with no one wishing to speak, closed the public hearing.

MOTION: Pujio/Lodge

Assigned Resolution No. 021-14

Recommended that City Council consider adoption of the Municipal Code Amendments Related to the Average Unit-Size Density Incentive Program and the Historic Landmarks Commission Referral to Planning Commission with the following textual changes to Section 22.22.133.A on page 1 of 6 of the Discussion Draft dated August 14, 2014:

- A. **PLANNING COMMISSION COMMENTS.** When the Historic Landmarks Commission determines that a development is proposed for a site which is highly visible to the general public, the Historic Landmarks Commission may, prior to granting project design preliminary approval of the application, require presentation of the application to the Planning

Commission solely for the purpose of obtaining comments from the Planning Commission regarding the application for use by the Historic Landmarks Commission in its deliberations.

This motion carried by the following vote:

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

V. **NEW ITEM:**

ACTUAL TIME: 1:55 P.M.

APPLICATION OF CAPITAL PACIFIC DEVELOPMENT GROUP, APPLICANT FOR MADSEN FAMILY TRUST, 3626 SAN REMO DRIVE, APNS 053-231-010 & 053-231-011, E-3 (ONE-FAMILY RESIDENCE) & SD-2 (UPPER STATE STREET AREA) ZONES, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MAXIMUM DENSITY OF 5 UNITS/ACRE) (MST2009-00325)

The proposed project involves changes to the four lot subdivision approved by the Planning Commission on October 14, 2010 and an amendment to the subdivision conditions in Planning Commission Resolution No. 015-10. The 1.53 acre project site is adjacent to San Roque Creek and is currently developed with a single-family residence, studio apartment with attached garage, and lath house.

The proposal includes the following revisions to the approved Tentative Subdivision Map: adjustment of development envelopes; removal of four additional coast live oak trees on Lot 4; a shift in the property line between Lots 3 and 4 approximately three feet to the north; a shift in the property line between Lots 2 and 3 approximately four inches to the north; revision to grading quantities resulting in approximately 1,422 cubic yards of cut and 70 cubic yards of fill (the original approval included 125 cubic yards of cut and 25 cubic yards of fill), balanced on-site; removal of proposed creekside berm; removal of proposed private creekside pedestrian path; changes to common storm water management facilities; and adjustment to the sidewalk curvature and related San Remo Drive right-of-way dedication. The project includes planting of additional coast live oak trees to replace the trees proposed for removal.

The proposal also includes a Condition Amendment to Condition B.2 that requires the setback from San Roque Creek be expanded from the existing 35 feet to 45 feet if the historically-significant façade of the existing residence cannot be restored in its location. The new proposal includes demolition of the existing façade and reconstruction consistent with the Secretary of Interior Standards for Reconstruction within 35 feet of the top of bank, instead of restoration.

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15315 (Minor Land Divisions).

Case Planner: Dan Gullett, Project Planner

Email: DGullett@SantaBarbaraCA.gov

Phone: (805) 564-5470, ext. 4550

Dan Gullett, Project Planner, gave the Staff presentation. Gina Sunseri, Fire Department Inspector, was available to answer any of the Commission's questions.

Jarrett Gorin, Vanguard Planning, gave the Applicant presentation. Vince Amore, Pacific Development Group Operations Manager was available to answer any of the Commission's questions.

Chair Schwartz opened the public hearing at 2:30 P.M.

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

1. Peter Edwards stated the proposed four, two-story houses are large, would have impacts to the neighborhood, and do not provide a natural scene for the City. The grading plan involves 2,000 cubic yards of cut which he thinks is too large. The ten-foot-wide driveway serving the four houses is not sufficient to serve a project, which is too big and too close to the property line of the adjacent development.
2. Bob Westwick, neighbor, recalled the Planning Commission previously recommending that there be no house on lot 4 to protect the view corridor and because of the lot constraints. The constraints are now requiring the removal of four additional mature oak trees. The SFDB has not found a house that is acceptable on Lot 4. Stated that the Applicant has ignored the requests of the SFDB and the neighbors to downsize the house to one story on Lot 4.
3. Molly Steen neighbor, asked that the second story of the house on Lot 1 be shifted more to the south to be less imposing on her backyard. Concerned with lack of guest parking for the entire project. Parking needs have changed since 2010, and San Remo Drive and Adair Road are now more congested and should be considered as the project moves forward.
4. John Steen, neighbor, said that the cut and fill is almost 10 times what was originally estimated and the setback from the creek moving from 45 feet to 35 feet could have an environmental impact that should be reviewed. Stated that the HLC said "the design considers landmark oak trees that are characteristic and should be protected". Does not think that the Applicant's purported Community Benefits to the local community are true. The net living area of the proposed four houses is 60% bigger than the average median of the surrounding 32 neighborhood houses based on County Assessor's records. The FAR is three times more than the average median of surrounding houses. Traffic will be increased on Ontare Road, San Remo Drive and Grove Lane, especially with no guest parking being provided. Water demands will increase with residential and landscaping needs.

With no one else wishing to speak, the public hearing was closed at 2:41 P.M.

MOTION: Jordan/Lodge

Assigned Resolution No. 022-14

Approved the project, making the findings for the revisions to the Tentative Subdivision Map, Street Frontage Modifications, and Public Street Waivers, and the Condition Amendment as outlined in Section XI of the Staff Report, dated August 7, 2014, subject to the revised Conditions of Approval in Exhibit A, with the following revisions to the Conditions of Approval.

1. Remove the development envelopes from Parcels 1, 2, 3 and 4.
2. Correct the Tentative Subdivision Map to show the Conservation Easement as a continuous line running the length of the property from north to south, and from the eastern property boundary to a point 45 feet west of the top of creek bank, with the exception of a 35 foot dimension west of the top of bank at the location of the existing house and patio on Lot 3.
3. Ensure that the total number of mitigation oak trees reflects the missing, or disputed, tree on Parcel 4.
4. Provide one guest parking space on Parcels 1, 2 and 4.
5. Relinquish the portion of the development envelope where it overlaps with the view corridor on Parcel 4.
6. Maintain the extent of the view corridor, as shown on the submitted revised Tentative Subdivision Map.

Staff was instructed to review all conditions regarding tree mitigation for accuracy and consistency.

This motion carried by the following vote:

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

Chair Schwartz announced the ten calendar day appeal period.

VI. ADMINISTRATIVE AGENDA

ACTUAL TIME: 3:54 P.M.

D. Committee and Liaison Reports

1. Staff Hearing Officer Liaison Report

None was given.

2. Other Committee and Liaison Reports

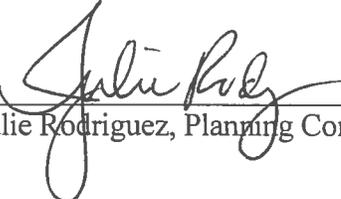
- a. Commissioner Thompson reported on the Single Family Development Board meeting of August 11, 2014.
- b. Commissioner Bartlett reported on the Architectural Board of Review meeting of August 4, 2014.

- c. Commissioner Schwartz reported on the Water Commission Meeting of August 11, 2014.
- 3. Report from the Chair
 - a. Chair Schwartz reported that the next Planning Commission meeting will be held on August 21, 2014.

VII. ADJOURNMENT

Chair Schwartz adjourned the meeting at 3:57 P.M.

Submitted by,



Julie Rodriguez, Planning Commission Secretary

