



# City of Santa Barbara

## Planning Division

### PLANNING COMMISSION MINUTES

November 6, 2014

#### **CALL TO ORDER:**

Chair Schwartz called the meeting to order at 1:06 P.M.

#### **I. ROLL CALL**

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

**Absent: Commissioner Bruce Bartlett**

#### **STAFF PRESENT:**

Renee Brooke, Senior Planner  
N. Scott Vincent, Assistant City Attorney  
Allison De Busk, 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 October 16, 2014

**MOTION: Thompson/Lodge**

Approve the minutes.

This motion carried by the following vote:

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

2. Resolution No. 025-14  
120 E. Pedregosa Street

**MOTION: Thompson/Jordan**

Approve the resolution.

This motion carried by the following vote:

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

3. Draft Minutes of October 23, 2014

**MOTION: Thompson/Lodge**  
Approve the minutes.

This motion carried by the following vote:

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

4. Resolution No. 026-14  
Recommendation to City Council on 2015 Draft Housing Element

**MOTION: Thompson/Pujo**  
Approve the resolution.

This motion carried by the following vote:

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

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

None.

- C. Announcements and appeals.

Ms. Brooke announced that on November 11, 2014 an emergency permit will be issued for 3433 and 3444 Sea Ledge Lane to repair a slope failure. Public comments are due by November 10, 2014.

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

Chair Schwartz opened the public hearing at 1:10 P.M.

Kate Schwab, Downtown Santa Barbara Organization, informed the Commission about First Thursday events taking place later in the evening.

With no one else wishing to speak, the hearing was closed at 1:12 P.M.

**III. NEW ITEM:**

**ACTUAL TIME: 1:12 P.M.**

**APPLICATION OF BRIAN CEARNAL, ARCHITECT FOR JOHN PARK, 511 BROSIAN WAY, APN 047-030-011, A-1 ZONE, LOCAL COASTAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MST2014-00149)(CDP2014-00011)**

The project consists of the construction of a 5,886 square foot, two-story, single-family residence including an attached three-car garage on a vacant 2.2 acre lot in the Hillside Design District. The project includes a pool and spa, landscaping, 3,870 cubic yards of fill grading, and 510 yards of cut grading.

The discretionary application required for this project is a Coastal Development Permit to allow the proposed development in the Appealable Jurisdiction of the City's Coastal Zone (SBMC § 28.44.060).

The project requires an environmental finding pursuant to California Environmental Quality Act Guidelines Section 15183 (Projects Consistent with the General Plan).

Case Planner: Tony Boughman, Assistant Planner

Email: TBoughman@SantaBarbaraCA.gov

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

Tony Boughman, Assistant Planner, gave the Staff presentation.

Brian Cearnal, Cearnal Andralaitis Architects, gave the Applicant presentation, joined by John Park, Owner.

Chair Schwartz opened the public hearing at 1:36 P.M.

The following people spoke in support of the project:

1. David Young, adjacent neighbor
2. Taka Nomura, adjacent neighbor

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

1. Margaret Niehaus, neighbor, expressed concern over the fill grading and high placement of the house and wants to be sure that it fits in with the contour of the neighborhood.
2. Patricia Foley, neighbor, submitted written comments, and expressed concerns with elevating the grade of the site, gentrification of the neighborhood, this lot no longer contributing to the rural atmosphere, and the size of the proposed house and quantity of grading not being compatible with the neighborhood.

With no one else wishing to speak, the public hearing was closed at 1:46 P.M.

Fred Sweeney, Single Family Design Board (SFDB) Chair, stated that the SFDB supported the project with a 3/2 vote. Asked that the Planning Commission look at the context and fabric in which the home sits in terms of three-dimensional forms. It is a neighborhood in transition and the Applicant has taken a reasonable design approach. The proposed house is at the level of the house to the immediate west. The landscaping treatment in the foreground of the project was supported by SFDB.

**MOTION: Jordan/Thompson**

**Assigned Resolution No. 027-14**

Approved the project, making the findings for the Environmental Review and Coastal Development Permit as outlined in the Staff Report, dated October 30, 2014, subject to the Conditions of Approval in Exhibit A of the Staff Report with the following revisions to the Conditions of Approval:

1. Restrict grading, excavation, and transport of fill material to weekdays, Monday-Friday. No Weekends or Holidays.
2. Include standard exterior lighting condition.
3. Change B.4. to begin with, "The Owner shall maintain the required native riparian landscaping..." and pluralize "oak tree" in the second sentence.

The Commission made advisory comments to forward to the SFDB:

1. Minimize the lantern effect of interior lighting.
2. Encourage use of landscaping to soften the perimeter of the site.
3. Review the Southern elevation to better fit in with the topography and soften the appearance of the structure atop the retaining wall.
4. Ensure landscaping meets water-wise requirements for drought tolerance.
5. Include in the record an explanation of why exceeding the maximum guideline FAR is acceptable.

This motion carried by the following vote:

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

Chair Schwartz announced the ten calendar day appeal period.

Chair Schwartz called for a recess at 3:16 P.M. and reconvened the meeting at 3:31 P.M.

**IV. RECOMMENDATION TO CITY COUNCIL:**

**ACTUAL TIME: 3:31 P.M.**

**PROPOSED AMENDMENT TO THE SANTA BARBARA MUNICIPAL CODE  
RELATED TO RESIDENTIAL USES IN THE HRC-2 (HOTEL AND RELATED  
COMMERCIAL – 2) ZONE**

Santa Barbara Municipal Code (SBMC) §28.22.030.B regulates the land uses permitted in the HRC-2 (Hotel and Related Commerce - 2) Zone. Specifically, it limits residential use to one specific area of the HRC-2 Zone, near Los Patos Way.

In September of 1983, the City Council adopted Resolution No. 83-155 approving the Cabrillo Plaza Specific Plan (SP-2). SP-2 allows multi-family residential uses in Area A of SP-2; Area A of SP-2 is also zoned HRC-2.

Therefore, as currently written, there is a discrepancy between the uses allowed in the HRC-2 Zone and SP-2 related to residential uses. Prior to 2004, the treatment of residential uses was consistent between the HRC-2 Zone and SP-2. This current discrepancy is the result of changes to the HRC-2 Zone that were made as part of the adoption of the OC (Ocean-Oriented Commercial) Zone in 2004. This discrepancy only affects those parcels in Area A of SP-2; specifically APNs 017-630-008; -009; -018; -021; -024; and -027.

Staff believes that the allowance for residential uses in Area A of SP-2 was inadvertently eliminated as part of the adoption of the OC Zone. Therefore, staff is proposing to amend the HRC-2 Zone to reinstate residential as an allowed use in the HRC-2 Zone for those parcels within Area A of SP-2.

The purpose of this meeting is to present the proposed Municipal Code amendment, hold a public hearing, and request that the Planning Commission make a recommendation to City Council for its adoption.

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15305.

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.

Chair Schwartz opened the public hearing at 3:36 P.M., and with no one wishing to speak, the public hearing was closed.

**MOTION: Thompson/Jordan**

**Assigned Resolution No. 028-14**

Recommend to City Council approval of the proposed amendment to Section 28.22.030 of the Municipal Code, as updated by staff on November 6, 2014, to correct the inadvertent deletion of residential as an allowed use in the HRC-2 Zone within Area A of the Cabrillo Plaza Specific Plan.

This motion carried by the following vote:

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

**V. ADMINISTRATIVE AGENDA**

**ACTUAL TIME: 3:44 P.M.**

**E. Committee and Liaison Reports**

1. Staff Hearing Officer Liaison Report
  - a. Commissioner Jordan reported on the meeting of October 29, 2014.
2. Other Committee and Liaison Reports
  - a. Commissioner Campanella, reported that he and Commissioners Pujo and Lodge attended the New Zoning Ordinance (NZO) Subcommittee meeting of October 30, 2014.
  - b. Commissioner Schwartz encouraged the public to support First Thursday events.
3. Report from the Chair

- a. Chair Schwartz reported that the next Planning Commission meeting will be November 13, 2014.

VI. **ADJOURNMENT**

Chair Schwartz adjourned the meeting at 3:47 P.M.

Submitted by,

  
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Julie Rodriguez, Planning Commission Secretary