



# City of Santa Barbara

## Planning Division

### PLANNING COMMISSION MINUTES

May 7, 2015

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

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

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

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

#### **STAFF PRESENT:**

Beatriz Gularte, Senior Planner  
Allison De Busk, Acting Senior Planner  
John S. Doimas, Deputy City Attorney  
Kelly Brodison, Assistant Planner  
Tony Boughman, Assistant Planner  
Steve Foley, Supervising Transportation Planner  
Tom Scott, Public Works Project Engineer  
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. Review, consideration and action on the following draft Planning Commission Minutes and Resolutions:
  - 1. Draft Minutes of April 16, 2015
  - 2. Resolution No. 005-16  
Right-of-Way Adjacent to 3139 Cliff Drive
  - 3. Resolution No. 006-16  
1427 Shoreline Drive

**MOTION: Lodge/Jordan**

Approve the minutes and resolutions as corrected.

This motion carried by the following vote:

Ayes: 7 Noes: 0 Abstain: 0 Absent: 0

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

Chair Thompson opened the public hearing at 1:01 P.M. and, with no one wishing to speak, closed the hearing.

**III. NEW ITEMS:**

**ACTUAL TIME: 1:02 P.M.**

- A. **APPLICATION OF SOPHIE CALVIN, APPLICANT FOR GARY AND SHARON GENTILE, 102 LA MARINA DRIVE, APN 045-222-018, E-3/SD-3 (ONE FAMILY RESIDENCE AND COASTAL OVERLAY) ZONES, LOCAL COASTAL PLAN LAND USE DESIGNATION: RESIDENTIAL (5 DU/AC) (MST2015-00037).**

The project consists of the construction of a new 1,531 square foot one-story residence and an attached 403 square foot two-car garage on a 9,289 square foot lot located at the corner of La Marina and Shoreline Drives. The existing 814 square foot residence, 209 square foot garage and 108 square foot storage shed would be demolished. The proposal is 58% of the maximum required floor-to-lot-area ratio.

The discretionary application required for this project is a Coastal Development Permit (CDP2015-00001) 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 15303 which allow for new construction of a single-family residence in urbanized areas.

Contact: Kelly Brodison, Assistant Planner

Email: KBrodison@SantaBarbaraCA.gov

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

Kelly Brodison, Assistant Planner, gave the Staff presentation. Tom Scott, Public Works Project Engineer, was also present to answer any Commission questions.

Sophie Calvin, Architect, gave the Applicant presentation.

Chair Thompson opened the public hearing at 1:24 P.M., and with no one wishing to speak, the public hearing was closed.

The Commission expressed appreciation to the applicant for the modest one-story design and its sensitivity to the neighborhood.

Commissioners Schwartz and Pujo requested that the colors for the house be subdued to ensure neighborhood compatibility and consistency with Local Coastal Plan policies, but did not require this as a condition of approval because there was no support from the full Commission.

**MOTION: Jordan/Lodge**

**Assigned Resolution No. 007-15**

Approved the project, making the findings for the Coastal Development Permit as outlined in the Staff Report, dated April 30, 2015, subject to the Conditions of Approval in Exhibit A of the Staff Report.

Commissioners Schwartz and Pujo would like to request that the colors be subdued to fall in line with the intent of the Local Coastal Plan.

This motion carried by the following vote:

Ayes: 7 Noes: 0 Abstain: 0 Absent: 0

Chair Thompson announced the ten calendar day appeal period.

**ACTUAL TIME: 1:40 P.M.**

**B. APPLICATION OF AHMAD GHADERI, APPLICANT, 340 WEST CARRILLO STREET, APN 039-262-036, C-2 ZONE, GENERAL PLAN DESIGNATION: COMMERCIAL/HIGH DENSITY RESIDENTIAL (MST2012-00295)**

The proposed project involves the as-built conversion of the interior of an existing 1,478 square foot automobile service station building to a mini-mart. The proposal includes minor exterior changes to the existing building consisting of replacing the two existing overhead doors at the auto repair bays with storefront windows, minor changes to the front entry door, and landscaping improvements with additional planter areas. Nine parking spaces would be provided and no new floor area is proposed on the 15,600 square foot parcel. The existing pump islands and canopy would remain.

The discretionary application required for this project is a Conditional Use Permit to permit the as-built conversion of a portion of the automobile service station to a mini-market (SBMC §28.94.030.V).

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

Contact: Tony Boughman, Assistant Planner

Email: TBoughman@SantaBarbaraCA.gov

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

Tony Boughman, Assistant Planner, gave the Staff presentation.

Ahmad Ghaderi, Applicant, gave the Applicant presentation.

Chair Thompson opened the public hearing at 2:51 P.M., and with no one wishing to speak, the public hearing was closed.

**MOTION: Schwartz/Pujo**

**Assigned Resolution No. 008-15**

Approved the project, making the findings for Conditional Use Permit as outlined in the Staff Report, dated April 30, 2015, subject to the Conditions of Approval in Exhibit A of the Staff Report with the following revision to the Conditions of Approval:

1. Add a new design review condition (C.5), as follows: The existing hooded light fixtures, including posts, at each corner of the property shall be maintained. If they are replaced in the future, the new fixtures shall be approved in compliance with El Pueblo Viejo Design Guidelines and Outdoor Lighting Guidelines.

Commissioner Pujo would like the Historic Landmarks Commission to consider a higher perimeter wall and landscaping as a tool to ensure adequate screening for neighboring apartments. Also asked Staff to review the existing signage on the site for compliance with the sign ordinance, and correct any non-compliant signage.

This motion carried by the following vote:

Ayes: 5 Noes: 2 (Jordan, Lodge) Abstain: 0 Absent: 0

Commissioners Jordan and Lodge could not make Conditional Use Permit finding number 5 regarding the appearance of the site in terms of architectural style and compatibility with the character of El Pueblo Viejo Landmark District.

Chair Thompson announced the ten calendar day appeal period.

**IV. ADMINISTRATIVE AGENDA**

**ACTUAL TIME: 3:28 P.M.**

**E. Committee and Liaison Reports**

**1. Staff Hearing Officer Liaison Report**

- a. Commissioner Jordan reported on the Staff Hearing Officer meeting of April 29, 2015.

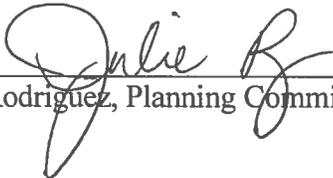
2. Other Committee and Liaison Reports

- a. Commissioner Higgins reported on the Parks and Recreation Commission meeting of April 22, 2015.
- b. Commissioner Lodge reported on the Historic Landmarks Commission meeting of May 6, 2015.
- c. Commissioner Thompson reported on the Single Family Design Board meeting of May 4, 2015.
- d. Commissioner Jordan reported that today is First Thursday and encouraged the public to participate in downtown events.

V. ADJOURNMENT

Chair Thompson adjourned the meeting at 3:36 P.M.

Submitted by,

  
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Julie Rodriguez, Planning Commission Secretary

