



City of Santa Barbara Planning Division

PLANNING COMMISSION MINUTES

February 11, 2016

CALL TO ORDER:

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

I. ROLL CALL

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

Absent: Commissioner Mike Jordan was absent.

STAFF PRESENT:

Beatriz Gularte, Senior Planner
Ariel Calonne, City Attorney
Tony Boughman, Assistant Planner
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. Gularte made the following announcements:

1. The Planning Commission meeting of Thursday, April 7, 2016 will be cancelled.
2. The Planning Commission will hear the appeal of the Staff Hearing Officer's decision on 945 Medio Road on March 3, 2016.
3. The Planning Commission will hear the appeal of the Staff Hearing Officer's decision on 1417 San Miguel on March 10, 2016.
4. The Planning Commission will hear the appeal of the Staff Hearing Officer's decision on 118 N. Milpas Street on March 17, 2016.

- C. Review, consideration and action on the following draft Planning Commission Minutes and Resolutions:

1. Draft Minutes of January 21, 2016 Special Joint Meeting

MOTION: Lodge/Schwartz

Approve the minutes and resolutions as corrected.

This motion carried by the following vote:

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

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

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

III. NEW ITEM:

ACTUAL TIME: 1:05 P.M.

APPLICATION OF JARRETT GORIN, AGENT FOR BRIAN AND CINDY McCOY, 1211 SERRA VISTA LANE, APN 029-510-004, E-1 ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MST2015-00211)

The proposed project involves additions to an existing 1,202 square foot one-story single-family residence. The project is located in a Planned Residence Development on a 3,071 square foot lot which serves as the building envelope. The project would add 227 square feet of floor area and 200 square feet of unenclosed terrace area to the first floor, a 552 square foot second floor, and an attached 494 square foot two-car garage at the upper floor level accessed from a new driveway on the uphill side of the lot. The proposed total square footage of the residence, exclusive of the garage, would be 1,981 square feet.

The discretionary applications required for this project are:

1. An Amendment to the Conditional Use Permit that governs the Planned Residence Development to increase the maximum allowable square footage for the subject lot (Lot 4) from 1,800 to 2,000 square feet exclusive of garages and open porches (SBMC §28.94.030.F);
2. A Setback Modification to allow the proposed second story addition to encroach four feet into the required 24 foot setback from the exterior boundary of the Planned Residence Development (SBMC §28.92.110).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15301, Existing Facilities.

Contact: Tony Boughman, Assistant Planner
Email: TBoughman@SantaBarbaraCA.gov

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

Tony Boughman, Assistant Planner, gave the Staff presentation.

Jarrett Gorin, Vanguard Planning, gave the Applicant presentation. Mike Gones, Civil Engineer was available to answer the Commission's questions.

Chair Campanella opened the public hearing at 1:32 P.M., and with no one wishing to speak, closed the public hearing.

MOTION: Higgins/Lodge

Assigned Resolution No. 004-16

Approved the project, making the findings for the Amendment to the Conditional Use Permit and the Setback Modification, as outlined in the Staff Report, dated February 4, 2016, and revised at the hearing, subject to the Conditions of Approval in Exhibit A of the Staff Report with the following revisions to the Conditions of Approval:

1. Revise finding 1 for the Amendment to the Conditional Use Permit to read "The Amendment is desirable to the public convenience or welfare and is consistent with applicable policies of the Santa Barbara General Plan."
2. Revise finding 2 for the Amendment to the Conditional Use Permit to read "The Amendment will not be materially detrimental to the public peace, health, safety, comfort and general welfare and will not be detrimental to property values. The increase in allowed floor area will allow development consistent with this particular neighborhood."
3. Amend Condition E.2 to read "Construction vehicle/ equipment/ materials storage and staging shall be limited to within the boundaries of the Planned Residence Development."

This motion carried by the following vote:

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

Chair Campanella announced the ten calendar day appeal period.

IV. ADMINISTRATIVE AGENDA

ACTUAL TIME: 2:00 P.M.

A. Committee and Liaison Reports

1. Staff Hearing Officer Liaison Report

None was given.

2. Other Committee and Liaison Reports

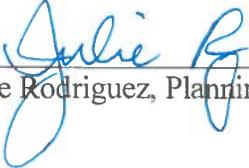
- a. Commissioner Lodge reported on the Historic Landmarks Commission meeting of February 10, 2016.
- b. Commissioner Higgins reported on the Downtown Parking Committee meeting held earlier in the day.

- c. Commissioners Campanella and Thompson thanked City Attorney Ariel Calonne for his meeting coverage.

V. **ADJOURNMENT**

Chair Campanella adjourned the meeting at 2:04 P.M.

Submitted by,



Julie Rodriguez, Planning Commission Secretary