



City of Santa Barbara

Planning Division

PLANNING COMMISSION MINUTES

June 11, 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.

Commissioner Deborah Schwartz arrived at 1:02 P.M.

STAFF PRESENT:

Beatriz Gularte, Senior Planner
 N. Scott Vincent, Assistant City Attorney
 Andrew Stuffer, Chief Building Official
 Pat McElroy, Fire Department Chief
 Lee Waldron, Fire Battalion Chief
 Chris Mailes, Fire Department Training Captain
 Tony Pighetti, Fire Captain
 Steven Greer, Project Planner/Environmental Analyst
 Bradley Klinzing, Public Works Project Planner
 Kelly Brodison, 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.
None.
- C. Comments from members of the public pertaining to items not on this agenda.
Chair Thompson opened the public hearing at 1:00 P.M. and, with no one wishing to speak, closed the hearing.

III. NEW ITEMS:

ACTUAL TIME: 1:00 P.M.

A. APPLICATION OF BRAD KLINZING, APPLICANT FOR CITY OF SANTA BARBARA, 4 S. CALLE CESAR CHAVEZ, APN 017-113-023, OM-1 / SD-3 (OCEAN-ORIENTED LIGHT MANUFACTURING / COASTAL OVERLAY) ZONES, GENERAL PLAN DESIGNATION: INSTITUTIONAL, LOCAL COASTAL PLAN DESIGNATION: MAJOR PUBLIC AND INSTITUTIONAL (MST2014-00554)

The project consists of the installation of two pre-fabricated steel structures totaling 1,170 square feet at the existing City Fire Training Facility, located on a two-acre parcel within the City's El Estero Wastewater Treatment Facility property. One structure would be a one-story, 240 square-foot structure with a maximum height of 8-½ feet, and the second structure would be a two-story, 930 square-foot structure with a maximum height of 17 feet. The structures would be utilized for fire observation and fire training purposes. The project also proposes on-site drainage improvements, consistent with the City's Tier 3 Storm Water Management Plan requirements. The project also includes the legalization of several "as-built" structures that were previously developed on site and total approximately 3,476 square feet.

The discretionary applications required for this project are:

1. A Development Plan to allow the construction of 4,646 square feet of nonresidential development (SBMC Chapter 28.85);
2. A Conditional Use Permit to allow the construction of 4,646 square feet of nonresidential development for use as a Fire Training Facility in the OM-1/SD-3 zone (SBMC §28.94.030(x)); and
3. A Coastal Development Permit (CDP2015-00006) 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 a Community Plan or Zoning.

Contact: Steven Greer, Project Planner

Email: SGreer@SantaBarbaraCA.gov

Phone: (805) 564-5470, ext. 4558

Steven Greer, Project Planner, gave the Staff presentation, joined by Brad Klining, Public Works Project Engineer; Pat McElroy, Santa Barbara Fire Department Chief; Chris Mailes, Fire Training Captain; Tony Pighetti, Fire Captain; and Lee Waldron, Fire Battalion Chief.

Chair Thompson opened the public hearing at 1:30 P.M., and with no one wishing to speak, the public hearing was closed.

MOTION: Jordon/Lodge

Assigned Resolution No. 010-15

Approved the project, making the findings for the Development Plan, Conditional Use Permit, and Coastal Development Permit as outlined in the Staff Report, dated June 4, 2015, subject to the Conditions of Approval in Exhibit A of the Staff Report with the following revisions to the Conditions of Approval:

1. Add a condition for Neighborhood Notification that the Fire Department will continue the current practice of notifying surrounding properties of when a training operation is occurring.
2. Add a condition that states that this is a Fire Training Facility available to the City Fire Department and other agencies at the Fire Chief's discretion.

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: 1:56 P.M.

B. APPLICATION OF ALICIA HARRISON, AGENT FOR JACQUES HABRA, 3425 SEA LEDGE LANE, APN 047-083-012, A-1/SD-3 ZONES, LOCAL COASTAL PLAN DESIGNATION: RESIDENTIAL 1 DU/ACRE (MST2014-00537)

The project consists of a proposal to construct a new 400 square-foot pool and spa with associated pool equipment and safety fencing on a 17,490 square-foot lot in the Hillside Design District. This proposal is an amendment to the recent Coastal Development Permit dated May 2, 2013, and revised on August 8, 2014, under MST2012-00135, which approved 2,508 square feet of one- and two-story additions, the demolition of the existing garage, and the conversion of 488 of existing habitable floor area into a new two-car garage.

The discretionary application required for this project is an Amendment to a Coastal Development Permit (CDP2012-00004) 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, New Construction or Conversion of Small Structures, which allows for the construction of accessory structures including swimming pools.

Contact: Kelly Brodison, Assistant Planner

Email: KBrodison@SantaBarbaraCA.gov

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

Kelly Brodison, Assistant Planner, gave the Staff presentation. Andrew Stuffer, Chief Building Official was available to answer any of the Commission's questions.

Alicia Harrison, Agent, gave the Applicant presentation. The project team of Adam Simmons, Engineering Geologist; Tom Henson, Project Architect, Peter Becker Architect; Allen Cooper, Pool Contractor, Pintado Pools, were also available to answer any of the Commission's questions.

Commissioner Schwartz left the dais at 2:28 P.M. and returned at 2:31 P.M.

Chair Thompson opened the public hearing at 3:24 P.M.

Chris Krach-Bastian, adjacent neighbor below, submitted written comment expressing concern with the area's prior slides and the potential for future slides that could impact her home. She was also concerned with approving pool construction during the drought, and her recourse if her property were to be impacted by a future slide.

With no one else wishing to speak, the public hearing was closed at 3:28 P.M.

Commissioner Lodge had to leave the remainder of the hearing at 3:33 P.M. and stated she could support the spa, but not the pool.

Commissioner Higgins left the dais at 3:43 P.M. and returned at 3:46 P.M.

Commissioner Schwartz left the dais at 3:56 P.M. and returned at 3:58 P.M.

MOTION: Jordon/Pujo

Assigned Resolution No. 011-15

Approved the project, making the findings for the Amendment to the Coastal Development Permit, as outlined in the Staff Report dated June 4, 2015, subject to the Conditions of Approval in Exhibit A of the Staff Report with the following revisions to the Conditions of Approval:

- a. Accept date revision to Condition E. 2. Geologic Investigation for pool and spa.
- b. Add to Section B, the Recorded Conditions Agreement, a condition on pool leakage that states upon the observation of a leak from the French drain, the Property Owner shall have an investigation conducted by an appropriate professional who will prepare a report to the Chief Building Official detailing the results of the investigation with a recommended response. If the investigation determines that a condition threatens the stability of the pool foundation or the retaining wall foundation, the pool shall be drained by truck until repairs have been affected and the stability of the foundation systems is confirmed by the Chief Building Official.
- c. Add Condition E. 7. Construction Monitoring, that states construction monitoring of the integrity of the existing retaining wall will be looked at

during construction, post filling the pool, and six months after pool completion by a licensed geologist with the results submitted to the City's Community Development Director.

- d. Add a Condition that the construction of the project is to be conducted and completed during the dry season, generally considered to be April through October.

This motion carried by the following vote:

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

Commissioner Schwartz could not support the motion.

Chair Thompson announced the ten calendar day appeal period.

IV. ADMINISTRATIVE AGENDA

ACTUAL TIME: 4:18 P.M.

D. Committee and Liaison Reports

1. Staff Hearing Officer Liaison Report
 - a. Commissioner Jordan reported on the Staff Hearing Officer meeting of June 10, 2015.
2. Other Committee and Liaison Reports
 - a. Commissioner Schwartz reported on the Water Commission Hearing of June 8, 2015.
 - b. Commissioner Campanella reported on the Downtown Parking Committee meeting of June 11, 2015.

V. ADJOURNMENT

Chair Thompson adjourned the meeting at 4:28 P.M.

Submitted by,

Julie Rodriguez, Planning Commission Secretary