



City of Santa Barbara Planning Division

PLANNING COMMISSION MINUTES

February 16, 2006

CALL TO ORDER:

Chair John Jostes called the meeting to order at 1:03 p.m.

ROLL CALL:

Present:

Chair John Jostes

Vice-Chair Charmaine Jacobs

Commissioners, Stella Larson, Bill Mahan, George C. Myers, Addison S. Thompson and Harwood A. White, Jr.

Commissioner Larson arrived at 1:05 P.M.

STAFF PRESENT:

Jan Hubbell, Senior Planner

Irma Unzueta, Project Planner

Susan Reardon, Project Planner

Steve Foley, Project Planner

Marisela Salinas, Associate Planner

Chelsey Swanson, Assistant Planner

JoAnne LaConte, Assistant Planner

Kathleen Kennedy, Assistant Planner

Chris Hansen, Building Plan Check Supervisor

N. Scott Vincent, Assistant City Attorney

Julie Rodriguez, Planning Commission Secretary

I. PRELIMINARY MATTERS:

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

Senior Planner Jan Hubbell announced that the applicant for 2531 Mesa School Lane has asked to have the item continued to the March 2, 2006 agenda.

B. Announcements and appeals.

Ms. Hubbell announced that:

1. The 617 Garden Street appeal has been withdrawn.
2. 3885-3887 State Street will be appealed to City Council on February 28th. Commissioner Mahan will attend in support of the project. Commissioner White will attend in opposition to the project.
3. 3501 Sea Ledge Lane will be appealed to City Council on March 7th. Commissioner Jostes will attend.
4. The Veronica Meadows Project will be appealed to City Council on March 8th. Commissioner Mahan will attend in support of the project. Commissioner White will attend in opposition to the project.
5. 523-531 Chapala Street will be appealed to City Council on March 14th.
6. Steve Foley has been promoted from Associate Planner to Project Planner.

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

None.

II. CONSENT ITEMS:

ACTUAL TIME: 1:07 P.M.

A. APPLICATION OF PETER HUNT, AGENT FOR ANNA KARZAG, 2531 MESA SCHOOL LANE, 041-311-017, E-3 SINGLE FAMILY RESIDENTIAL/SD-3 COASTAL ZONES, GENERAL PLAN DESIGNATION: RESIDENTIAL 5 UNITS PER ACRE (MST2005-00349) CONTINUED TO MARCH 2, 2006

The project consists of a proposal to construct a 869 square foot, one- and two-story addition to an existing 1,520 square foot, single-story residence and the construction of an attached 410 square foot, two-car carport on a 6,013 square foot lot. There is an existing mature oak tree on the east property line. The applicant has incorporated tree protection measures into the project description.

The discretionary applications required for this project is a Coastal Development Permit (CDP2006-00001) to allow the proposed development in the Case Planner Jurisdiction of the City's Coastal Zone (SBMC §28.45.009);

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Section 15301 (addition to an existing single family residence).

Case Planner: Suzanne Johnston, Planning Technician

Email: sjohnston@santabarbaraca.gov

B. APPLICATION OF JESSICA GRANT, AGENT FOR DAVID AND MARILYN WENNER, PROPERTY OWNER, 260 EUCALYPTUS HILL DRIVE, APN 015-050-012, A-2, SINGLE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: RESIDENTIAL, 2 UNITS PER ACRE, (MST2005-00707)

The project consists of converting an existing 1,026 square foot accessory structure and attached 2,093 seven-car garage to into a 2,878 square foot single-family residence with an attached 761 square foot four car garage, which will provide parking for the additional dwelling unit and an existing residence located on the site. The proposed project also includes minor alterations to doors and windows, including some as-built exterior changes, and permitting an as-built exercise room and full bath on the lower floor, the enclosure of a patio (now a den), and a media room and bar sink on the upper floor of the accessory structure.

The discretionary applications required for this project are a Performance Standard Permit for an Additional Dwelling Unit within a Single-Family Residence Zone (SBMC §28.93); and Neighborhood Preservation Ordinance Findings to allow the total floor area of all structures to exceed 6,500 square feet in the Hillside Design District (SBMC §22.68.070).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Section 15303.

Case Planner: Chelsey Swanson, Assistant Planner
Email:cswanson@santabarbaraca.gov

Ms. Hubbell requested that the Planning Commission waive the Staff Report.

MOTION: White/Mahan

Waive the Staff Report

This motion carried by the following vote:

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

Commissioner's questions and comments:

1. Asked about the as-built doors on the main residence.
2. Asked to see site plan and whether a landscape plan had been submitted.
3. Asked to have the three oak trees closest to the accessory structure studied for protection. Would like to see an arborist consulted for preservation; also an ABR review.
4. Would like to see a fire safety plan included, with a visit from the Fire Department.
5. Asked what the road from the garage to the end of the property is used for. Would not want to see road blocked in any fire safety plan. Concurs that fire safety plan needs to be incorporated in conditions of approval.
6. Consensus of Commissioners are in support of the project.
7. Would like to see landscape language in conditions to include some additional oak trees. Asked about ratio of oak tree removal and regeneration.

8. Consensus of Commissioners expressed a desire to include a condition of approval for a fire safety plan that is approved, reviewed, and inspected by the Fire Department and that includes cleaning and pruning.
9. Does not feel that additional oak trees need to be planted. They regenerate on their own. Commented that oak trees do survive fire; cited example on Sycamore Canyon.

Chelsey Swanson, Assistant Planner, confirmed that there are two as-built doors on the residence that are a part of this project. She also elaborated on the archived material.

Jessica Grant, agent for applicant, addressed Commissioners on the doors. Ms. Grant asked the Commission about condition A.3 calling for landscape plan on property. She showed an aerial view and felt that the requirement for a landscape plan was an excessive request. On page 2, D.1 on design review requirements, asked if condition was excessive since only doors and windows are being swapped out.

Ms. Swanson showed that the road in question is not blocked.

Ms. Hubbell clarified oak tree mitigation ratio; cautioned on adding a condition of approval on oak tree replacement, so as not to inappropriately condition the project.

Commissioner Jostes opened the public hearing at 1:17 P.M. With no one wishing to speak the public hearing was closed at 1:17 P.M.

MOTION: White/Jacobs

Assigned Resolution No. 008-06

Approve Performance Standard Permit and make findings for the Neighborhood Preservation Ordinance with the conditions as outlined by Staff and adding the following conditions: 1) The three oak trees in front of the accessory structure shall be reviewed by the ABR and a certified arborist to assure they are protected; 2) The applicant shall be required to provide a fire hazard abatement plan to be reviewed and approved by the Fire Department.

This motion carried by the following vote:

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

Ms. Grant asked if the motion could be amended to reflect omitting the landscape plan.

MOTION: White/Jacobs

Approve Performance Standard Permit and make Neighborhood Preservation Ordinance findings, subject to the conditions of approval, amended as follows 1) Revise condition A.3 to focus on the fire safe landscape plan compliance that is approved by the Fire Department, 2) Add condition to design review to include oak tree protection, and 3) Add condition to "C" requiring a fire safe landscape plan submitted to the Fire Department and approved prior to building permits being issued. Commissioners agreed to change D.1 condition to "landscape" and add oak tree protection.

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

Chair Jostes announced the ten calendar day appeal period.

III. CONCEPT REVIEW:

Commissioner White stepped down at 1:32 P.M.

ACTUAL TIME: 1:32 P.M.

APPLICATION OF JEFF GORRELL, LENVIK & MINOR ARCHITECTS, AGENT FOR JOHN PRICE, 1298 COAST VILLAGE ROAD, APN 009-230-043, C-1/LIMITED COMMERCIAL, R-2/TWO-FAMILY RESIDENTIAL, AND SD-3/COASTAL OVERLAY ZONES, GENERAL PLAN DESIGNATIONS: GENERAL COMMERCE AND BUFFER (MST2004-00493)(CDP2005-00003).

The applicant's request is to develop the approximate 18,196 square foot lot(s) with a 3 story mixed-use building with a subterranean parking garage. The proposal is for 5,000 square feet of commercial space and parking on the first floor, and 8 residential units on the second and third floors. Twenty three parking spaces are included in a subterranean parking garage. The building height is proposed at a maximum of 42.5 feet.

The purpose of this concept review is to allow the Planning Commission to review the proposed project design at a conceptual level and provide the applicant and staff with feedback and direction on the project design proposal.

The Planning Commission will be reviewing the development concept only. Therefore, no action on a project will be taken at this time, nor will any determination be made regarding environmental review of a proposed project.

Case Planner: Steve Foley, Project Planner
Email: sfoley@santabarbaraca.gov

Steve Foley, Project Planner, gave the Staff presentation.

Jeff Gorrell, Lenvik and Minor Architects, representing applicant, gave the presentation.

Public comment was opened at 1:52 P.M.

The following speakers addressed the Commission in support of the project:

Ed Edick, Realtor: welcomes additional parking

The following speakers addressed the Commission with concerns for the project:

John Greer, representing adjoining property : Tree preservation / trash pickup
Danny Copus, Montecito Inn: Mountain view preservation / construction

With no one else wishing to speak, the public comment was closed at 2:07 P.M.

Commissioner's comments and questions:

1. Asked to see map showing the location of olive trees mentioned by Mr. Greer.
2. Asked Mr. Greer about parking lot behind neighboring property and whether or not there was trash access.
3. Asked if density is increased when changing from the R-2 to the C-2 zone.
4. Concerned with the cumulative traffic impact on the region when a filling station is removed, especially given the total loss of gas stations in the region over the last several years. Would like this addressed in an EIR.
5. Asked for clarification regarding residential access to the property and which of these entrances are open to the public.
6. Asked when roundabout construction at Olive Mill Road is expected. Since there is no time-certain for the roundabout, asked if there is a way to tie in the roundabout with the project. Measure D funds are what fund the roundabouts and it is unsure as to whether Measure D funds will be continued.
7. Asked if parking is restricted to commercial/retail tenants or for general public use.
8. Asked if there are any particular aspects in the Municipal Code that the Commissioners should be aware of, such as set backs, etc. that would be needed in making comments to the applicant.
9. The roundabout near Hot Springs Road is targeted to begin in February 2007.
10. Concerned with the loss of the hedge on north side due to the parking garage. The three stories relationship, in close proximity to residential, is a concern.
11. The three story project does not appear to hamper the mountain view.
12. Change of use of gas station provides less traffic and more pedestrian use.
13. Consensus of Commissioners support the mixed use and design of the project as a gateway to Montecito and to Santa Barbara.
14. Likes the development plan as a gateway that encourages pedestrian access. Approves of design, especially the corner.
15. Would like to see interaction with adjoining neighbors.
16. Likes the interior court yard in providing quieter settings for residents of the project.
17. Likes the style of architecture and finds it appropriate for Santa Barbara, but does not agree with concept.
18. Does not agree with providing surface parking within the project. Would like to see all 38 stalls below grade, including parking on the ramp. This would allow for more of an entry plaza at the corner of Coast Village Road and Olive Mill Road.
19. Would like to see what the applicant is giving back in exchange for the setback modification, especially given the significance of this corner to the City.
20. Noted the requirement for parking is 28 spaces, but the proposal shows 38 spaces; asked if this is over parked. This would allow for more of an entry plaza at the corner of Coast Village Road and Olive Mill Road.
21. Commissioners complimented applicant on communicating with neighboring retailers and residents.

22. Would like to see pedestrian access to the property increased and more open, perhaps include plants.
23. Architect complimented on Olive Mill elevation and Andalusian design approach.
24. Concerned with north setback adjoining the residential neighborhood. Would like to see the trees preserved.
25. Floor area ratio for residential appears to be one to one.
26. Consensus of Commissioners are concerned about the height along the west and north elevations adjacent to the residential uses and protecting the trees on the affected property lines, indicated the architecture is appropriate and generally pedestrian-friendly, asked that the parking be pushed under the building as much as possible in order to provide a more significant plaza entry at the corner of Olive Mill and Coast Village Roads.

Mr. Greer replied that the parking lot behind the neighboring property is not owned by his client and does not have any trash access. The only trash access is the one he is trying to preserve.

Ms. Hubbell addressed the zoning questions.

Mr. Gorrell clarified that two entries are open to the public and the third entry is for resident access only.

Ms. Hubbell stated that the roundabout at Olive Mill Road has not been funded and, therefore, could not be tied to the project.

Mr. Gorrell plans on retaining the hedge on the north side.

Mr. Foley and Ms. Hubbell addressed the setback modifications that would be included.

Mr. Gorrell thanked Commission for feedback.

IV. NEW ITEMS

Commissioner White returned to dais at 2:43 P. M.

ACTUAL TIME: 2:43 P.M.

A. APPLICATION OF STEVE BERKUS, AGENT FOR JOHN AND CAROL NAGY, PROPERTY OWNER, 222 AND 224 W. YANONALI STREET, APN 033-033-019 and 033-033-020, R-4, HOTEL-MOTEL-MULTIPLE RESIDENCE ZONE, GENERAL PLAN DESIGNATION: HOTEL AND RESIDENTIAL, SD-3, COASTAL OVERLAY (MST2005-00192)

The project consists of the demolition of thirteen existing residential units and construction of five residential condominiums distributed in four buildings. Eight covered parking stalls are proposed within five garages. A voluntary lot merger is proposed. The discretionary applications required for this project is a Tentative Subdivision Map (TSM) for a one-lot subdivision to create five residential condominium units (SBMC Chapters 27.07 and 27.13); and

a Coastal Development Permit to allow the proposed development in the Non-Appealable Jurisdiction of the City's Coastal Zone (SBMC §28.45.009).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Section 15332.

Case Planner: Steve Foley, Project Planner

Email: sfoley@santabarbaraca.gov

Steve Foley, Project Planner, gave Staff presentation.

Keith Rivera and Jeff Berkus, B3 Architects, gave the applicant presentation on neighborhood compatibility, traffic reduction, and 'building green' features.

Comissioner Jostes opened the pubic hearing at 3:00 P.M.

The following person spoke in opposition to the project:

Kathleen Matchett, tenant: Tenant relocation plan

With no one else wishing to speak, the public comment was closed at 3:02 P.M.

Commissioner's questions and comments:

1. Asked about tenant relocation plan.
2. Likes the project, but is concerned with loss of rental housing.
3. Notes that plate heights are high and could be lowered without sacrificing interiors. Space allocation on site is nicely done.
4. Consensus of commissioners are in support of project and appreciate how far it has come; exemplary design.
5. Commissioners are concerned with pedestrian access and would like to see pedestrian path to street. Would like to see a paseo-like feel
6. Would like to see walls in courtyard softened.
7. Consensus of Commissioners are appreciative of the green aspects and would like to see state of the art technologies included.
8. Commissioners agree that the east and west elevations could use more architectural detail.
9. Use of earth, fire, water, and air is welcomed. Increase of open space is appreciated.
10. Concerned with loss of total units.
11. Unclear on tenant relocation program, if everyone needs to be out in six months. Would like to see applicant's relocation project added to the conditions of approval.
12. This style presents a good size mass and pedestrian appeal. Appreciates that trees are being kept. Suggested asking arborist if trees would interrupt the proposed walls.
13. Compliments architect in setting positive precedent in living within resources and coming forth as City's first Green project.

Jeff Berkus showed how a gate at the private courtyard provides pedestrian access from the back units.

Steve Berkus, B3 Architects, stated the relocation plan would include providing tenants with two months free rent. Security deposits would be refunded.

Ms. Hubbell addressed the pedestrian paving.

MOTION: Jacobs/White Assigned Resolution No. 009-06

Approve Tentative Subdivision Map and the Coastal Development Permit, making the findings outlined in the Staff Report, with the following additions added to the conditions of approval: 1) Applicant work with ABR on differentiated pavement to encourage pedestrian usage; 2) work with ABR on design process to substantially lower plate heights throughout the project, but substantially for the two front units, and provide additional architecture detail to east and west elevations; and 3) The applicants shall provide tenant relocation assistance, including two months free rent.

This motion carried by the following vote:

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

Chair Jostes announced the ten calendar day appeal period.

Commissioner Jostes announced a fifteen minute break at 3:25 P.M.

Commissioner White left at 3:25 P.M.

Commissioner Jostes reconvened the meeting at 3:41 P.M.

B. APPLICATION OF PHILIP SUDING, AGENT FOR ESCALARA LIVING TRUST, PROPERTY OWNERS, 1425 MISSION RIDGE ROAD, APN 019-103-023, A-2, SINGLE FAMILY RESIDENTIAL ZONE, GENERAL PLAN DESIGNATION: RESIDENTIAL, THREE UNITS PER ACRE (MST2005-00098)

The project consists of “as-built” construction of a 229 foot long concrete masonry unit retaining wall (which varies in height) at the front of the property to a maximum height not to exceed 9 feet, “as-built” cumulative grading in excess of 500 cubic yards, “as-built” demolition of an existing swimming pool, a proposal to construct 55 linear feet of retaining walls and iron entry gates to be a maximum height not to exceed eight feet at the driveway, and a landscaping plan to replace landscaping that was removed from the public right-of-way. Two options are shown on the current proposal. Option A proposes to leave the wall at its current “as built” maximum height not to exceed 9 feet. Option B proposes to reduce the height of the wall to a maximum height not to exceed 7 feet.

The following discretionary applications are required for the project:

1. A Modification to allow a wall that exceeds 3 ½ feet in height to be located within 10 feet of the front lot line (see SBMC § 28.87.170).

2. Neighborhood Preservation Ordinance Findings for grading in excess of 500 cubic yards outside the building footprint (SBMC § 22.68.060).

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

Case Planner: JoAnne La Conte, Assistant Planner

Email: jlaconte@santabarbaraca.gov

JoAnne La Conte, Assistant Planner, gave Staff presentation.

Phil Suding, agent for the applicant, gave the applicant presentation.

Commissioner Jostes opened the public hearing at 4:06 P.M.

Speaking in support of the project:

Dave Pintard : Neighborhood improvement

Remo Schluep: Neighborhood improvement /Road Safety

Pete Jordano: Neighborhood improvement

Speaking in opposition to the project:

Raymond Sawyer: Rear Wall

With no one else wishing to speak, the public hearing was closed at 4:16 P.M.

Commissioner's questions and comments:

1. Referenced Option B and asked about why the wall height has to be 6.42 feet high.
2. Asked what the concern was that the Architectural Board of Review (ABR) had with the "cheek wall".
3. Asked what happens to the project if the findings cannot be made to approve the project.
4. Asked to clarify the difference between the back wall and the front wall in the approval process.
5. Asked if the wall was engineered for the amount of fill that is being proposed.
6. Asked if rear wall should have a 36" railing, given that there is an 11 foot drop behind it.
7. Asked applicant for a brief overview of the master plan as conceived by the architect and applicant.
8. Asked about the motor court and the present asphalt state.
9. Asked if there would be any additional grading for the house
10. Asked if the remodeling would require an ABR review.
11. Is in support of option A with added landscaping; suggest finishing wall with sandstone.
12. The 5 ½ foot wall issue has more to do with traffic visibility, but the cheek wall does not impact visibility in exiting this property in this case.
13. Would like to hear from ABR.

14. Finds it puzzling that the backyard wall was built with a permit, but feels that the wall's presence is mitigated by the landscaping. Feels the front wall will also have landscaping that will, in time, cover it.
15. Supports ABR view on cheek wall.
16. Asked if Commissioners can condition this as a Mediterranean house, if either option is taken.
17. Front wall permits a fair level of grade below the street. Suggests that the wall should be stone on both sides, down to grade.
18. Looked at neighborhood compatibility issues. Incorporate a height limit for the house; suggests 16 feet.
19. Consensus of Commissioners support Option B and use of sandstone on both sides of the wall.
20. Suggests using larger size plants now vs. waiting for plants to grow.
21. Does not want to set precedent on having applicants build first, ask later. Cannot make findings for modification, nor for neighborhood preservation.
22. Notes that, although process has been circumvented, in this situation there has been strong neighborhood support for the applicant's request.

Ms. La Conte recapped the Architectural Board of Review's concerns for the Commission. She stated that the reason the back wall is different is because of the request for cumulative grading in excess of 500 cubic yards.

Ms. Hubbell stated that, if the findings could not be made, and an alternative solution cannot be found, then the walls can be removed and the site restored to its pre-existing state, or an appeal can be made to City Council.

Mr. Suding addressed the Commission's questions regarding the wall height. The front wall was built without the owner knowing that a permit was needed. The construction of the wall does not violate the intent of the City's ordinance and, with landscaping, it is not seen by the public. Mr. Suding elaborated on following the Fire Department's landscaping recommendations in this high fire zone; showed neighbors' support

Chris Hansen, Building Plan Check Supervisor, addressed the process for determining the safety of the fill being used. The wall was designed for the amount of fill that was behind it. Mr. Hansen stated that the railing concern is a gray area when it applies to the side of a hill. There is sufficient landscaping between the edge of the wall and where people can walk to provide for safety.

Jeff Gorrell, architect, recapped the master plan as a neutral colored Mediterranean single story home, using an existing foundation, with a pool facing the city. Stated that the motorcourt is presently asphalt, but would not remain asphalt; varied paving, fountain and low level lighting would be options to reduce paving. In response to grading, Mr. Gorrell responded that there is an existing basement that would be used and any grading would be minimal.

Randy Mudge, ABR representative, commented on how it was difficult to look at the wall with the hillside design guidelines. ABR did not support the cheek wall because it was felt unnecessary and a disruption to the natural topography.

MOTION: Mahan/Myers

Assigned Resolution No. 010-06

To approve the project, making the Modification and Neighborhood Preservation Ordinance Findings, for Option B, including the cheek wall with the following revisions to the Conditions of Approval: 1) Any future house will be a single story in a Mediterranean style, subject to approval by the ABR, and not obstructing the view of the City from Franceschi Park; 2) Both faces of the retaining wall shall be faced sandstone to grade. 3) The view from Franceschi Park shall be preserved.

Mr. Suding asked if the height requirement could be excluded so as not to be made in perpetuity.

Mr. Mahan replied that the architect has presented a one story proposal and that any future occupants of the home could always return to the Planning Commission.

Mr. Gorrell, architect, asked for more clarification on the 17 foot requirement. Ms. Hubbell states that height is determined from the natural grade. Mr. Mahan added that the term 'natural grade' is no longer in use.

Mr. Vincent asked the Commission for its intention regarding the 17 foot requirement. Suggested removing the condition on the architectural style so that future owners would not be burdened with a style restriction.

Ms. Jacobs asked for stronger language on building height vs. a single story; suggests using existing grade.

Mr. Mahan asked that motion be amended to include that this will be reviewed by the ABR and that the view from the Franceschi Park will not be obstructed.

Ms. Larson asked that the public view corridor be preserved. Mr. Suding added that there was no public view corridor restrictions when this project was submitted; new restrictions that are being developed should not apply.

This motion carried by the following vote:

Ayes: 5 Noes: 1 (Jostes) Abstain: 0 Absent: 1 (White)

Chair Jostes announced the ten calendar day appeal period.

Commissioner White returned at 4:55 P.M.

V. ADMINISTRATIVE AGENDA

A. Committee and Liaison Reports.

1. Commissioner Myers reported on the 2nd Santa Barbara 2030 Outreach Committee meeting. Announced that a website is being developed for the public to follow. A forum series is being developed, with consideration given to bilingual and access needs. Draft of a mailer was reviewed.
2. Commissioner White reported on the launch of the Staff Hearing Officer. First meeting went very well, included a controversial item. Last item heard borders on triggering a Planning Commission review.
3. Commissioner White reported on the Water Commission meeting. Announced that Kathy Taylor has been promoted to Water Supply Manager.
4. Commissioner White Commissioner Mahan reported on the Highway 101 committee. They looked at the sound wall for the zoo and discussed the Hot Springs Road roundabout. There will be two types of lights used at the roundabout.
5. Commissioner Larson reported on the Street Light Committee and its review of the lighting at Ortega and Santa Barbara Streets.

B. Review of the decisions of the Staff Hearing Officer in accordance with SBMC §28.92.026.

None were requested.

C. Action on the review and consideration of the items listed in VI.C of this Agenda.

- a. Minutes of January 19, 2006
- b. Resolution No. 003-06
902 N. Nopal Street
- c. Resolution No. 004-06
800 Miramonte Drive

Commissioner Myers inquired on the intent of the wording for 'special events' in Resolution 004-06. Staff noted that the condition should be separate and noted the change.

MOTION: Larson/Jacobs

Approve the minutes and resolutions as corrected.

This motion carried by the following vote:

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

VII. ADJOURNMENT

Chair Jostes adjourned the meeting at 5:09 P.M.

Submitted by,

Julie Rodriguez, Planning Commission Secretary