



# City of Santa Barbara Planning Division

## PLANNING COMMISSION MINUTES

April 13, 2006

### **CALL TO ORDER:**

Chair John Jostes called the meeting to order at 1:01 P.M.

### **ROLL CALL:**

#### **Present:**

Chair John Jostes

Vice-Chair Charmaine Jacobs

Commissioners George C. Myers, Addison S. Thompson, and Harwood A. White.

Harwood A. White, Jr. arrived at 1:07 P.M.

#### **Absent:**

Stella Larson, Bill Mahan

### **STAFF PRESENT:**

Jan Hubbell, Senior Planner

Laurie Owens, Project Planner

Hazel Johns, Assistant Airport Director

Leif Reynolds, Project Engineer

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 the following changes to the agenda:

1. 406-418 Paseo del Descanso has been continued to April 20, 2006.
2. The 70 La Cumbre Circle appeal has been continued to June 8, 2006. Tony Fischer, agent for the appellant, spoke with a concern about the continuance; would like to be consulted on future continuances. Ms. Hubbell commented that, with the planner and Staff Hearing Officer out of the office; this was the first available hearing date.

B. Announcements and appeals.

None.

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

Chair Jostes opened the public hearing at 1:10 P.M. With no one wishing to speak, the public hearing was closed at 1:10 P.M.

## II. NEW ITEMS:

**A. APPLICATION OF MR. JOSEPH WATERS, AGENT FOR MARIAN ROBINSON, TIMOTHY AND ELAINE STEVENSON, JAY AND JUDY ALLEN, PHILIP AND JESSICA WARRING, MICHAEL AND RACHEL RAUVER, PROPERTY OWNERS, 406, 410, 414, 418, 420 PASEO DEL DESCANSO, APNs 053-101-031, 053-205-002, -003, -004, -005, E-3 ZONES, GENERAL PLAN DESIGNATION: RESIDENTIAL, 5 UNITS PER ACRE (MST2005-00684) Continued to April 20, 2006**

The project consists of a proposal to re-subdivide five existing developed residential lots to correct a surveying error, which resulted in four houses encroaching over interior lot lines. The project also requires approval for modifications to interior yard setbacks on all five lots and modification of the street frontage requirement for Parcel 2.

The discretionary applications required for this project are:

1. Six Modifications to allow encroachments into the interior yard setbacks for Parcels 1, 2, 3, 4, and 5 (SBMC §28.15.060);
2. A Modification of the street frontage requirement for Parcel 2 (SBMC §28.15.080); and
3. A Tentative Subdivision Map to re-subdivide five lots (SBMC 27.07).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Section 15301, Existing Facilities and Section 15305, Minor Alterations in Land Use Limitations.

Case Planner: Chelsey Swanson, Assistant Planner

Email: CSwanson@SantaBarbaraCA.gov

**B. APPEAL OF APPLICATION OF ERIC KITCHEN, AGENT FOR BETH TORRES, OF A MODIFICATION APPROVAL OF AN APPLICATION OF ROBERT & KARIN HUGHES FOR 70 LA CUMBRE CIRCLE, 049-350-022, R-2 TWO-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: RESIDENTIAL 12 UNITS PER ACRE (MST2005-00810) Continued to June 8, 2006**

The project site is currently developed with a 1,260 square-foot single family residence with an attached 370 square-foot garage. The proposed project involves a 265 square-foot sunroom addition for the residence.

The discretionary application required for this project is a Modification to permit the room addition to be located within the required open yard area (SBMC §28.18.060).

On February 15, 2006, a public hearing was held and the Staff Hearing Officer made the required findings and approved the project. This is an appeal of that decision.

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Section 15301 (ENV2005-00810).

Case Planner: Roxanne Milazzo, Associate Planner

Email: [rmilazzo@SantaBarbaraCA.gov](mailto:rmilazzo@SantaBarbaraCA.gov)

**ACTUAL TIME: 1:10 P.M.**

Scott Vincent arrived at 1:11 P.M.

**C. APPLICATION OF LEIF REYNOLDS, PROJECT ENGINEER FOR CITY OF SANTA BARBARA AIRPORT, 40 CASS PLACE, 073-450-003, AIRPORT FACILITIES/AIRCRAFT APPROACH AND OPERATIONS/COASTAL OVERLAY (A-F/A-A-O/SD-3) ZONES, GENERAL PLAN DESIGNATION: MAJOR PUBLIC AND INSTITUTIONAL (MST2004-00334)**

The proposed project involves demolition of an approximately 6,400 square foot building and construction of three prefabricated metal aircraft hangars totaling approximately 31,000 square feet (24 T-Hangars total), which also includes 2,400 sq. ft. of storage space and a 300 sq. ft. restroom. The proposed T-Hangar project also includes construction of a new taxi lane, replacement of existing security fencing, realignment of an existing airfield service road and the entrance drive to the project site (Cass Place), and installation of approximately 10,000 sq. ft. of new landscaping. Grading for the T-Hangar project consists of 8,250 cubic yards (cu. yds.) of cut and 8,250 cu. yds. of fill.

The proposed project also includes the Taxiway B realignment project, which consists of the demolition of the existing northern portion of Taxiway B including removal of existing taxiway paving (approximately 93,200 sq. ft.) and lighting, and construction of a new Taxiway B including asphalt (approximately 167,760 sq. ft., a net increase of 74,540 sq. ft.) paving, drainage, marking, lighting and signing within the Santa Barbara Municipal Airport airfield. Grading for the Taxiway B realignment project consists of 15,000 cu. yds. cut and 2,600 cu. yds. fill.

The discretionary application required for this project is:

1. Coastal Development Permit for construction of improvements in the Appealable Jurisdiction of the Coastal Zone (SBMC § 28.45.009);

An Addendum to the Santa Barbara Airport Final Environmental Impact Statement/ Environmental Impact Report (EIS/EIR) for the Aviation Facilities Plan, dated August 2002 (EIR SCH 2000111037), has been prepared for the proposed T-Hangar project pursuant to California Environmental Quality Act Guidelines Section 15164. Prior to action on the project, the Planning Commission must make findings pursuant to the California Environmental Quality Act Guidelines Section 15091.

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

Case Planner: April Verbanac, Contract Planner

Email: aaverbanac@dudek.com

April. Verbanac, Contract Planner, gave the Staff presentation.

Commissioner's comments and questions:

1. Asked if there was a landscape plan, and if it could be viewed.
2. Understands that the tenants use the hangars for airplane parking purposes and that periodic inspections would expose other uses; such as maintenance, storage, etc. Asked if the hangars would be for other uses, aside from parking and how it would be known.
3. Asked if the utilities would be undergrounded.
4. Asked if there is a plan for replacing the street lights that are on the poles that would be removed. Suggested that dome lights be used that are compliant with City standards.
5. Asked if the light fixtures on the Firestone Road utility pole can be changed out.

Ms. Verbanac stated that the landscape plan was submitted to the Architectural Board of Review (ABR) at the time the Staff report was printed and could be made available later for the Commission.

Ms. Johns stated that the permit stipulates the use of the hangars, and does also include annual inspections. Ms. Hubbell added that use of hangars is well covered in the lease agreements.

Ms. Verbanac stated that all the utilities would be undergrounded.

Mr. Reynolds stated that the street light on Firestone Road would remain as it is. The other street light to the south, adjacent to the building to be demolished, will go away and be replaced with a light compliant with City standards. The light pole on Firestone Road is property of Southern California Edison and not at the discretion of the Airport to remove or replace.

Chair Jostes opened the public hearing at 1:23 P.M. With no one wishing to speak, the public hearing was closed at 1:23 P.M.

Commissioner's comments:

1. Appreciates the plan moving forward and the new safety improvements. Would like to emphasize that a landscape plan be a part of the approval. Would also like the option explored of changing out the lighting arm on the Firestone Road utility pole.
2. Users of airport have asked for this project for a long time and it is greatly appreciated.

**MOTION: Thompson/Jacobs**

**Assigned Resolution No. 016-06**

Approve the Coastal Development Permit as outlined in the Staff Report, with additional conditions: 1) Request the ABR review the landscaping plan, and 2) Require the two street lights adjacent to the T-hangar project, to be replaced with dome fixtures, if feasible.

This motion carried by the following vote:

Ayes: 5 Noes: 0 Abstain: 0 Absent: 2 (Larson, Mahan)

Chair Jostes announced the ten calendar day appeal period.

**III. ADMINISTRATIVE AGENDA**

A. Committee and Liaison Reports.

- Commissioner White reported on the Staff Hearing Officer Hearing and that three modifications were approved. Also, reported on the Water Commission and that Lake Cachuma is spilling over.
- Commissioner Myers reported on the Downtown Parking Committee and the review of pay rates and projected revenues, for a total of \$7,260,000 projected for 2006-2007 operating budget. The complete Granada Garage opening has been pushed out again due to rainy weather. The new date is June 1, 2006, which also coincides with the opening of the Anapamu Street mid-block crosswalk. Mr. Myers reviewed all the options being considered by the committee for handling the lack of a right-turn lane into the Anacapa Street entrance.
- Commissioner Jacobs reported on the public meeting on the City's Dance Ordinance held at the Faulkner Gallery attended by members of the public safety community, downtown business, and Council members. Downtown night club owners are aware of increasing density and additional residential presence. Owners are concerned that the 300 foot noticing requirement complicates the ability to obtain a dance permit. Ms. Jacobs also went to the final meeting of the Neighborhood Preservation Ordinance Committee. The Committee report will work its way through the design review boards and the Planning Commission on its way to the City Council. The draft has a provision for a maximum FAR for small lots; a new component to the ordinance. Mr. Vincent also attended the meeting and added that the concepts will be coming out soon, but the actual language of the ordinance will be some time in coming. City Council will provide input for the crafting of the ordinance. Mr. Vincent answered Commissioner's questions on private views.

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

None were requested.

Planning Commission Minutes

April 13, 2006

Page 6

**VII. ADJOURNMENT**

Chair Jostes adjourned the meeting at 1:43 P.M.

Submitted by,

---

Julie Rodriguez, Planning Commission Secretary