



City of Santa Barbara

Planning Division

PLANNING COMMISSION MINUTES

June 5, 2008

CALL TO ORDER:

Chair George C. Myers called the meeting to order at 1:07 p.m.

ROLL CALL:

Present:

Chair George C. Myers

Vice-Chair Stella Larson

Commissioners Bruce Bartlett, Charmaine Jacobs, John Jostes, Addison S. Thompson and Harwood A. White, Jr.

STAFF PRESENT:

N. Scott Vincent, Assistant City Attorney

John Ledbetter, Principal Planner

Danny Kato, Senior Planner

Steve Foley, Supervising Transportation Planner

Irma Unzueta, Project Planner

Debra Andaloro, Project Planner

Barbara Shelton, Environmental Analyst

Kathleen Kennedy, Associate Planner

Marisela Salinas, Associate Planner

Jim Rumbley, Planning Technician

Gabriela Feliciano, Commission Secretary

I. PRELIMINARY MATTERS:

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

None.

- B. Announcements and appeals.

Project Planner Irma Unzueta announced that an additional appeal has been filed for the project located at 101 E Victoria Street and it is scheduled for review by the City Council on September 23rd.

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

Chair Myers opened the public hearing at 1:08 p.m.

Patricia Hiles, local resident, commented about story poles that had been placed at the Whole Foods Market project (3757-3771 State Street). They were taken down before she was able to go out and see them. She requested that the public be informed when story poles are again put in place.

With no one else wishing to speak, the public hearing was closed at 1:10 p.m.

- D. Request by George Myers for Planning Commission reconsideration of its action regarding the project located at 101 E. Victoria Street.

RECUSALS: To avoid any actual or perceived conflict of interest Commissioner Charmaine Jacobs recused herself due to her husband working at the same firm as the Applicant's representative.

Chair Myers stated the following reasons for requesting a reconsideration of this project:

- 1) The information presented by Staff and the subsequent questions and deliberation by the Planning Commission resulted in miscommunication and misunderstanding of the data. Staff will further elucidate data with examples that may help the Commission make a more informed decision.
- 2) The Commission did not have the opportunity to deliberate the unintended consequences of its action when considering the environment and sustainability issues regarding the resources required to dig, construct, and haul the dirt away to accommodate the additional parking base. The parking base would most likely never be used.
- 3) Considering the high likelihood that the decision would be appealed to the City Council, the Commission must make certain that it has fully studied and deliberated the policies, modifications, conditions, and ramifications pertaining to its decision.

Public comment opened at 1:13 p.m.

Sally Tannenbaum, neighbor – neighborhood concerned as to what the appeal is about and with parking; would like to have someone in charge to identify and work with the neighbors regarding lighting, noise, and after hours activity.

Bob Chyla, Arlington Court Owners Association – concerned with parking, third-story conference room, operation and noise of lift apparatus; would like opportunity to modify appeal once the draft minutes are made available and reviewed by the Association.

With no one else wishing to speak, the public comment was closed at 1:16 p.m.

Scott Vincent, Assistant City Attorney, explained that, if the Planning Commission moved to reconsider, the item would be scheduled for another date and the hearing would be noticed as if an action had not been previously taken by the Commission.

The Commission made the following comments:

1. Commissioner Larson disclosed she had communicated with Commissioner Bartlett before an appeal was filed regarding the digging of the hole and with the Cearnal-Andrulitis firm with regard to the need for a sustainable project.
2. Commission Jostes stated that, although not at the meeting when the decision was made, he reviewed the video of the meeting and he requested feedback from the City's Transportation Division as to the options that the Commission would have to address the issues raised by the modifications aspect of the project.
3. Commissioner White requested information as to the financial history and structure of the Granada Garage and the financing that has gone into the parking district. The business arrangements made for the use of the facility is of concern.
4. Commissioner Bartlett disclosed that he had contact with the applicant when the appeal had already been filed. He considered that the project was compromised, especially related to sustainability.

Ms. Unzueta informed the Commission that the reconsideration hearing has been tentatively scheduled for July 10th. Commissioner Thompson stated that he spoke to the Transportation Planning Staff, expressing what information would be needed to make the modification in preparation for the hearing. Commissioner Bartlett stated he requested information documenting the history and success of the adjacent Penfield & Smith project, which had a similar modification as requested for the 101 E. Victoria Street project.

MOTION: Myers/Bartlett

To reconsider the May 22, 2008, action taken and to have the reconsideration hearing scheduled and noticed for July 10, 2008.

This motion carried by the following vote:

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

II. **DISCUSSION ITEM:**

ACTUAL TIME: 1:25 P.M.

REGIONAL HOUSING NEEDS ALLOCATION (RHNA) PLAN - DRAFT COMMENT LETTER TO SBCAG

On April 17, 2008, the Santa Barbara Association of Governments (SBCAG) Board released a Draft Regional Housing Needs Allocation (RHNA) plan. The public and local jurisdictions have 60-days to comment on the Draft RHNA plan. On June 19, 2008, the SBCAG Board will meet in Santa Barbara to hold a public hearing and consider public comments on the draft plan. This includes requests for revisions to the RHNA by local agencies. The Board will also consider final approval of the RHNA plan at this meeting.

The City of Santa Barbara has significant concerns with the Draft RHNA Plan and will be requesting that the SBCAG Board revise the draft plan. The Planning Commission will review and discuss the draft comment letter to the SBCAG Board.

Case Planner: Liz Limón, Project Planner
Email: elimon@SantaBarbaraCA.gov

Liz Limón, Project Planner, gave the Staff presentation.

Michael Powers, SBCAG, answered additional questions made by the Commission.

Commissioners Thompson and Jacobs agreed to attend the June 19th SBCAG public hearing. Although unable to attend, Commissioner Jostes stated he would work with Staff on the Draft Comment Letter that will be sent to SBCAG.

Chair Myers opened the public hearing at 1:34 p.m.

The following people spoke in support, but expressed concerns:

1. Jerry Bunin, Home Builders Association.
2. Mickey Flacks, SBCAN.

The following people spoke in opposition:

1. Patricia Hiles, local resident – believes in local control and local zoning.

With no one else wishing to speak, the public hearing was closed at 1:41 p.m.

David Gustafson, Assistant Community Development Director/Housing & Redevelopment Manager, answered additional Planning Commission questions.

The Commission made the following comments:

1. The June 19th meeting will be a forum in which the public can be heard.

2. What is being proposed by the SBCAG board and the draft RHNA plan is well beyond the City's current General Plan build-out estimate of 40,005 units. Initial studies have shown that existing zoning could allow for nearly 7,000 additional units if they were built in areas currently zoned for commercial use (mixed-use buildings potentially built in Upper State Street and other areas currently familiar with as commercial areas). It has not been determined whether the City has the resources to accommodate those additional units. This is a regional planning issue
3. The City should be prepared to protect its General Plan and its authority as a charter City, and prepare to pursue options legally available.
4. The south coast region can only be addressed and allotted housing based on its regional jobs/housing needs and not based on political boundaries.
5. The "we" referred to on the front page of the letter in paragraph 3 needs to be defined.
6. The governor has declared a water emergency for the state of California. The SBCAG proposed increase in the use of our resources required to meet the RHNA numbers would make it difficult for the City to accomplish its sustainability goals.
7. There should be regional collaboration/cooperation as opposed to competition. Strong leadership is needed to address future regional demands and concerns.
8. The City needs to find a more dynamic plan to satisfy the issues involved.
9. When the focus is only dealing with housing units that are mandated by the state, people get upset. But we all have the same value of wanting to take our fair share of the housing responsibility and link that with our fair share of providing the civic, healthcare, and transportation infrastructure.
10. The bigger picture is not reflected in the recommendations described in the letter.
11. UCSB needs to weigh-in in a greater way since it is the largest employer in the area. The real employment generators, including the County of Santa Barbara as well as all others, need to have more of their equitable share with regard to housing and service jobs provided.
12. Orcutt is one of the larger communities in the county and it warrants its own place as an urban area and as a place for housing demand.
13. The structural flaw in SBCAG has not been representative of population. It is not a fair distribution of votes.
12. Whatever needs to be done in terms of providing housing needs to be sustainable instead of destroying farmland.
13. The target should be placed where housing is needed instead of forcing people who work in Santa Barbara to commute.
14. Rhetorical questions in the letter should be turned into statements.
15. It was requested that the letter be strengthened.
16. It was suggested that the City's success in building affordable housing be referenced in the letter to SBCAG.

David Gustafson, Housing and Redevelopment Manager/Assistant Community Development Director, stated that the affordable housing production is about 12% of the total housing units in the City. The Redevelopment Agency spent around 76 million dollars accomplishing that housing. The certificate and voucher holders are included in that

number. They are privately owned rental units that are contracted with the Housing Authority.

III. ENVIRONMENTAL ITEMS:

ACTUAL TIME: 2:00 P.M.

A. 1298 LAS POSITAS ROAD MST2006-00509; APNS: 047-010-034 & 047-010-049; GENERAL PLAN: OPEN SPACE AND COMMUNITY PARK; ZONE(S): ELINGS PARK NORTH: A-1, ONE-FAMILY RESIDENTIAL; ELINGS PARK SOUTH: PR, PARK AND RECREATION (UNDEVELOPED PARKLAND CATEGORY)/SD-3, COASTAL OVERLAY

The project consists of the Elings Park Phase III Plan for various park additions and improvements to support active and passive recreational uses on approximately 23 acres of the lower plateau of the Elings Park North (EP North) property, and on approximately 21 acres on the Elings Park South (EP South) property. The City of Santa Barbara owns the 84-acre EP North property, which is operated under lease arrangement by the non-profit Elings Park Foundation. The 130-acre EP South property is owned and operated in its entirety by the Foundation. Annexation of the EP South property to the City was approved by the Local Agency Formation Commission (LAFCO) in April 2008. As part of that annexation, the City designated EP South Open Space and Community Park, and zoned the property PR, Park and Recreation (Undeveloped Parkland Category)/SD-3 (Coastal Overlay).

In addition to the proposed Phase III park facilities and uses, the subject project includes a request for amendment to the General Plan Land Use designation for the 84-acre EP North property from Open Space and Community Park to Regional Park, and a rezone of the EP North property from A-1, One-Family Residential, to PR, Park and Recreation (Regional Park Category). The project also includes a request for amendment to the General Plan Land Use designation for the EP South property from Open Space and Community Park to Regional Park, and a redesignation of the property from PR, Park and Recreation (Undeveloped Parkland Category) to PR, Park and Recreation (Regional Park Category). No change to the SD-3 Coastal Overlay is proposed for the portions of the EP South property in the Coastal Zone; however, the project requires a Local Coastal Program Amendment to amend the City's certified Coastal Land Use and Coastal Zoning map to reflect the proposed land use and zone district changes.

The Plan includes the following improvements for Elings Park North: 1) construction of a Community Activity Center, 2) development of two (2) lighted multi-use playing fields and a lower, uncovered multi-sport arena field, 3) a fenced off-leash dog walking area, 4) a pedestrian trail system intended to connect the overall park amenities, 5) new picnic areas, 6) a family activity zone area, 7) batting cages, 8) a park services building, 9) new gazebo overlook area, 10) small hillside amphitheatre, and 11) two new restroom facilities.

The Plan includes the following improvements for Elings Park South: 1) relocation of the existing BMX track facilities currently located on the lower plateau of Elings Park North to

Elings Park South, 2) park office building, 3) a disc golf course area, and 4) individual picnic areas.

The Elings Park Phase III Plan also includes new lighting for the park facilities (including replacement lighting for existing softball fields), improvements to facilitate ADA accessibility throughout the park property, and grading and parking improvements for EP North and EP South.

The purpose of this hearing is to receive comments on the Environmental Impact Report scope of analysis identified in the Initial Study. Written comments should be sent at the earliest possible date, but **received not later than Tuesday, June 10, 2008, at 4:30 p.m.** Please send your written comments to the attention of Melissa Hetrick, Environmental Analyst, at the City Planning Division.

Case Planner: Melissa Hetrick, Environmental Analyst.
Email: mhetrick@SantaBarbaraCA.gov

April Verbanac, Consulting Environmental Planner; and Melissa Hetrick, City Environmental Analyst, gave the Staff presentation.

Trish Allen, SEPPS, gave the applicant presentation and introduced Steen Hudson, Park Executive Director. Mr. Hudson introduced Michael Fauver, President of the Park's Board of Directors.

The Commission had the following discussion with the applicant and Staff:

1. Synthetic turf will be used on the soccer field, but it is not permeable. The additional paving may or may not be a permeable surface depending on the location of the paving with respect to the landfill on the site. Drainage into the landfill could cause additional settlement and leaching of contaminants. Gravel systems proposed could also affect settlement of the landfill. The details of the paving and drainage design have not been completely worked out yet with respect to the landfill and will be analyzed in the EIR.
2. Multiple geological studies have been done of the entire property and measures have been recommended to mitigate settling that will occur over time in the area of the landfill.
3. There are more residential projects being proposed bordering the park, but the applicant does not know the status of these developments.
4. The park is currently served partially by reclaimed water.
5. An entry kiosk is being proposed to be installed up the parkway. Currently, signalization of the Las Positas intersection with the park entrance is not part of the proposed plan.
6. The use of the community buildings and surrounding areas would include outside music related to weddings. Flexible use for outside events to occur is desired by the applicant. Park offices are proposed in the building, a banquet room, potential for corporate events, and a catering kitchen.

Chair Myers opened the public hearing at 2:30 p.m.

The following people spoke in support of the project:

1. Dave Odell, Santa Barbara Soccer Club, sees a need for more open space and sports fields in the City; the City should not place unnecessary financial burden on the foundation for additional studies.
2. Bruce Giffin, Elings Park Board Member, stated that misinformation is being spread about the plan; The EIR will serve to identify potential impacts and mitigation.
3. Lauren Temkin stated that a broader community benefit of the plan should be considered.

The following people spoke in opposition to the project or with concerns:

1. Paul Kuhn stated that Elings South should be left as-is; the project would result in a loss of open space; current noise and traffic are a concern; along with effects of lighting from proposed facilities
2. Ellen Duke spoke of unintended consequences: noise, parking and traffic; and requested explanation of how the proposal would help gang situation.
3. Bart Millan saw security around the park and pedestrian access a problem; wants analysis of finances of commercial aspects of park; prefers acoustical over amplified sound.
4. Lowell Boardman feels fuel management in the park is an issue; ingress/egress an issue; water on site, effects of toxics in soils.
5. Rosanne Boardman, Allied Neighborhood Association, spoke of fire danger to surrounding areas and mitigation of fuel load; concerned over parking in neighboring areas.
6. Theo Kracke stated that the development on south end is problematic with associated lighting and noise issues at BMX track; opposed to lighting in park office building area; concerned about reduction of wildlife; traffic on Cliff Drive; request for no future development in paraglide area on EP South; concern over how much landfill is settling.
7. Gil Barry, Braemar Neighborhood Organization, stated that lighting and noise cause significant impacts on neighborhood; amplified music alternative; proposed sound study.
8. Charles Vehrs, Bel Air resident, commented on control, enforcement, and prevention of noise; park response to noise complaints problematic; City noise ordinance not currently being enforced, CUP should be issued for project; project not compatible with neighborhood.
9. John Jostes said the plan does not match original core mission of the park, alternatives that resolve noise impacts should be explored; traffic issues; lighting; a land use compatibility section should be included in EIR; intensification of use, impact to neighbors, and conditional use permit as opposed to zone changes a better approach to permitting on the site as there is more accountability that way.
10. Carol Millar concerned with noise, well-being of children considered with natural surroundings, and security for surrounding neighborhood.

11. Jerod Foos concerned with current noise levels and its amplification heard differently by the surrounding neighborhoods; weather and effect on lighting and noise should be considered; mitigate problems occurring now before new project gets approval.

With no one else wishing to speak, the public hearing was closed at 3:04 p.m.

The Commission made the following comments:

1. The park community benefits help balance some of the impacts alluded to in the public comment.
2. Further explanation with regard to a safety system dealing with the hazards of the prior dump needs to be addressed.
3. The creation of outside drainage areas due to water not being allowed to penetrate are a concern. Dump hazards affect creeks.
4. The park's mission statement should be identified. The commercial aspect seems to be inflated. Alternatives should be expanded in the EIR that would look at commercial and recreational uses separately to provide for other options.
5. The impacts of sound travel are a concern. The children's activities are not as much a concern, but rather the noise generated by adults with amplified music. The issue of noise will be heard in every phase of the proposal. Alternatives to amplified noise should be included in the EIR. Caution should be taken with regard to the new park expansion that will be bringing the sound generation closer to neighbors. Noise issues with the neighborhood in the past could have been dealt with better. Requested that a history of complaints filed with the police department be generated. Suggested that park offices remain open when there are events for neighbors to have someone to speak with when problems occur.
6. The proposed new lighting could be a benefit, but suggested a test lighting installation for the Commission to view in order to satisfy concerns.
7. Requested information on whether signalization of entrance intersection at Las Positas is needed.
8. Requested clarification of the visual impact of the concrete walls behind the community center.
9. Clarified that the proposal for a remote control car area is being removed and will not be placed elsewhere.
10. The operation of the park should balance maximum compatibility with neighboring areas with increased use. An alternative section of the EIR is needed to assist in this regard.
11. Use of a conditional use permit instead of zoning changes should be used.
12. Increase in traffic will be a burden on an already overburdened intersection. Suggested a neighbor questionnaire/survey to receive feedback on problems.
13. The BMX is a jarring use in context of the open space area on EP South. This will transform this area to a more urban use.
14. Emphasized the value of open space and wildlife habitat.

15. The proposal should be compatible with the use of the neighborhood. Is inclined to see it as a City park, rather than a regional park.
16. Should look closely at operational limits.
17. Concerned about groundwater quality, settlement, and toxics issue of landfill.
18. Protecting the neighborhood from spill over traffic and parking should be a requirement.
19. The intensity of the park's use has increased and will increase even more with the proposal.
20. Usage of the community center may not allow for proper fire access.
21. Consider the impact of proposed use of the community center versus normal park usage.
22. The potential events that may cause more traffic problems should be considered.
23. The alternative section in the EIR should be expanded for possible solution to potential impacts and assistance in evaluating mitigation measures: operational limits, use of amplified sound, and hours of allowed lighting.
24. A conditional use permit could be one way to deal with the problems described by the neighbors during public comment.
25. Losing open space on the south side of the park is of major concern.
26. Comparing the impact of what the BMX track is doing in its current location and the impact it will have in its new location may assist in directing noise to that area and will be less impactful to surrounding neighborhoods.

Chair Myers called for a recess at 3:28 P.M. and resumed the meeting at 3:44 P.M.

ACTUAL TIME: 3:44 P.M.

B. APPLICATION BY PEIKERT GROUP ARCHITECTS, AGENT FOR BERMANT HOMES AND THE HOUSING AUTHORITY OF THE CITY OF SANTA BARBARA, 535 E. MONTECITO STREET, APN 031-351-010; M-1 LIGHT MANUFACTURING, ZONE; GENERAL PLAN DESIGNATION: INDUSTRIAL; MST 2006-00530

The proposed project consists of 48 residential condominium units in six three-story buildings. In total, 24 two-bedroom and 24 three-bedroom units would be provided, and 90,966 net square feet of building area (including garages) would be constructed. The size of the residential units would vary, ranging between 1,621 and 2,242 square feet (net area including the garage). Each of the six buildings would contain eight residential units, would be approximately 15,161 square feet (net) in area, and would provide eight two-car garages arranged in a tandem configuration. Two additional parking spaces would be provided on-site for guest parking, resulting in a total of 98 on-site parking spaces. Vehicle access to and from the site would be provided by two driveways on Calle Cesar Chavez and one driveway on East Montecito Street. All units are to be sold at below-market prices, with prices to be determined by the total costs to develop the units.

The purpose of the hearing is to receive comments on the Draft Environmental Impact Report (EIR). Written comments on the Draft EIR should be sent at the earliest possible date, but **received not later than Monday, June 16, 2008 at 4:30 p.m.** Please send your

written comments to the attention of Kathleen Kennedy, Associate Planner, at the City Planning Division.

Case Planner: Kathleen Kennedy, Associate Planner

Email: kkennedy@SantaBarbaraCA.gov

Kathleen Kennedy, Associate Planner, gave the Staff presentation.

Debra Andaloro, Senior Planner, answered Planning Commission questions, stating that there are some edits needed in the parking impacts of the EIR, that global climate change thresholds have not yet been created by the Office of Planning and Research, and that parking has been identified as a significant and unavoidable impact.

Lisa Plowman, Peikert Group Architects, gave the applicant presentation.

The Commission had the following question:

1. Is the design that combines buildings and provides more parking a bona fide design or is it only an alternative in the EIR?

Ms. Plowman responded that the applicant is trying to solve the parking impact without the alternate design.

Chair Myers opened the public hearing at 4:07 p.m.

The following people submitted comments in support of the project:

1. Louis Weider, owner of neighboring property, offered the applicant the 10 parking spaces needed for guest parking for use after business hours.

With no one else wishing to speak, the public hearing was closed at 4:07 p.m.

Steve Foley, Supervising Transportation Planner, answered Planning Commission questions with regard to cumulative analysis of traffic impacts and parking issues.

Scott Vincent, Assistant City Attorney, stated that given that the ITE number itself is an estimate, as the estimate is applied to a larger number of projects, the estimate gets closer to accuracy.

The Commission made the following comments:

1. With regard to the parking issue, to assure that the garage is not used for storage, suggested including homeowner association rules, no on-street parking permits, and an on-site parking agreement with an adjacent property owner by easement rather than a short-term lease to mitigate the parking issue. Including purchase or lease options for workers on adjacent parcel may also result in traffic reductions.
2. Supports an off-site parking agreement for the needed guest parking spaces.

3. The sections in the Draft EIR on global climate change and sustainability are breaking new ground at the City.
4. The impact of the loss of M-1 Zoned property and the potential it may have in the future as a precedent setting project should be analyzed.
5. Mentioned a factual error in the Draft EIR section at 7.4.1; carbon dioxide is not the most common greenhouse gas, but rather it is water vapor.
6. This project aggravates the problem of outside contractors providing services in the City as there is a decrease of the same services in town.
7. Suggested that this could be used as a test project for Plan SB with a computer model of traffic generation.
8. Suggested that an alternative should be explored to reduce traffic by giving credits for a live/work project.

Debra Andaloro, Environmental Analyst, stated that the M-1 Zone concerns will be addressed in the staff report.

Joe Campanella, Bermant Homes, Applicant, stated that the project is being designed as residential project only, rather than a live/work project.

IV. STAFF HEARING OFFICER APPEAL:

ACTUAL TIME: 4:36 P.M.

APPEAL OF JYL RATKEVICH ON BEHALF OF KARIN AGGELER ON THE ACTION BY THE STAFF HEARING OFFICER FOR 2506 CALLE ANDALUCIA, APN 041-421-001, E-1 ONE FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: 3 UNITS PER ACRE (MST2008-00022)

The proposed project involves a 10,566 square foot project site located on the northwest corner of Calle Andalucia and Calle Galicia. Current development on site consists of a single-family residence with an attached garage. The proposed project involves a 270 square foot living area addition to the garage, which would increase the encroachment into the front yard setback along Calle Galicia from 2.5 feet to 12.5 feet. The discretionary application required for this project is a Modification to permit the addition in the front yard facing Calle Galicia (SBMC § 28.15.060). On March 12, 2008, the Staff Hearing Officer partially approved the applicant's Modification application, granting an additional 2.5 foot encroachment into the front yard setback along Calle Galicia. This approval reduced the required front yard setback from 30 feet to 25 feet. The applicant was seeking a Modification to reduce the required front yard setback to 17'6". Additionally, the Staff Hearing Officer approved a 5 foot expansion of the garage to the south-west and recommended expanding the garage out to the existing 10-foot setback along the north-east property line. This is an appeal of that decision. The appellant is seeking approval of the Modification as originally proposed, to allow a 17'6" front yard setback along Calle Galicia.

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Section 15305.

Case Planner: Jim Rumbley, Planning Technician

Email: jrumbly@santabarbaraca.gov

Jim Rumbley, Planning Technician, gave the Staff presentation.

The Commission had the following questions:

1. When the house was built and on what date were the setback changes made?
2. What would the setback end up being in the front yard?

Karin Aggeler, property owner, responded that the house was built in the 1960s. Mr. Rumbley stated that the setback in the front yard would be 18 feet.

Jill Ratkevich, Agent, gave the applicant presentation.

Chair Myers opened the public hearing at 5:01 p.m. and, as no one wished to speak, the public hearing was closed.

The Commission made the following comments:

1. In support of the appeal for the following reasons: 1) It is a corner lot that qualifies for modification because it is constrained. 2) It is at a cul-de-sac and there is not a lot of through traffic. 3) The house is one-story, consistent with what is existing in the neighborhood, and is a modest addition. 4) Owners of these homes struggle with the placement of storage. It is the only viable place to have an addition and it is not a major addition. 5) Any alternative placing storage towards the neighborhood to the northeast of the site would be better than doing so on the side of the property. 6) The setback is common in the neighborhood and there would be no significant impact to the neighborhood.
2. Not in support of mandating that the hedge be cut down because it is not a safety issue; the Deputy Public Works Director supports keeping the hedge, and the neighbors support keeping the hedge..
3. Could not make the findings for a modification. Suggested looking at other options.
4. Appreciated the garage not being turned in to a studio.
5. The lengthy existing violations should also be considered in the decision. The current violations should be cleaned up and kept-up.

MOTION: Thompson/Jacobs

Assigned Resolution No. 021-08

To uphold the appeal and approve the modification as requested.

This motion carried by the following vote:

Ayes: 5 Noes: 2 (Bartlett/Jostes) Abstain: 0 Absent: 0

Chair Myers announced the ten calendar day appeal period.

V. CONCEPT REVIEW:

ACTUAL TIME: 5:14 P.M.

APPLICATION OF MIKE GONES, AGENT FOR SHARON CLENET-PURPERO AND ANTHONY PURPERO, 1213 HARBOR HILLS DRIVE, 035-480-037, 035-480-038, 035-480-039, 035-480-040, 035-480-041, E-1 ZONE, GENERAL PLAN DESIGNATION: RESIDENTIAL, 3 UNITS/ACRE (MST2005-00492)

The proposed project involves the subdivision of eight vacant parcels into two single family residential lots. The existing parcels are located in a portion of the Rogers Tract known to be subdivided in violation of the Subdivision Map Act. The average slope of the site is 41%. The areas of the proposed lots would be 30,261 square feet and 33,961 square feet. The proposal also includes conceptual development of driveways and single family residences on each proposed lot.

The purpose of the concept review is to allow the Planning Commission an opportunity to review the proposed project design at a conceptual level and provide the applicant and staff with feedback and direction regarding the proposed land use and design. **No formal action on the development proposal will be taken at the concept review, nor will any determination be made regarding environmental review of the proposed project.** Upon review and formal action on the application for the development proposal, the proposed project would likely require the following discretionary applications:

1. Tentative Subdivision Map to allow the subdivision of eight Rogers Tract parcels into two lots (SBMC Chapter 27.07);
2. Lot Area Modifications to allow the creation of two lots with areas less than the required 45,000 square feet (SBMC § 28.92.110);
3. Street Frontage Modifications to allow less than the required 90 feet of street frontage on each proposed lot (SBMC § 28.92.110);
4. Public Street Frontage Waivers to allow the creation of lots with no street frontage (SBMC §22.60.300); and
5. Design Review Approvals by the Single Family Design Board with Neighborhood Preservation Ordinance and Sloped Lot findings (SBMC §22.69.050).

Case Planner: Daniel Gullett, Associate Planner
Email: dgullett@santabarbaraca.gov

RECUSALS: To avoid any actual or perceived conflict of interest Commissioner Bruce Bartlett recused himself due to his firm working with the Applicant.

Daniel Gullett, Associate Planner, gave the Staff presentation.

Mike Gones, Civil Engineer/Agent; Mark Shields, Architect; and Kathy Weinheimer, Legal Counsel, gave the applicant presentation.

Chair Myers opened the public hearing at 5:47 p.m. and, as no one else wished to speak, the public hearing was closed.

The Commission made the following comments:

1. The majority of the Commission would not be able to support modifications of the slope density requirements. Lot area modification findings could not be made.
2. A project with a single house on the site would be supportable.
3. Concerned that the maintenance of down slopes would be inadequate and that the unmaintained slopes would be very visible to the community and could become hazardous.
4. Not concerned with street frontage waiver.
5. Would like to see another way to accomplish project. The proposed siting of the houses could work. Compatibility with neighborhood and appropriate design must be considered.
6. The trail issue should be addressed in the future.

VI. ADMINISTRATIVE AGENDA

1. Committee and Liaison Reports.
 1. Commissioner Thompson reported that he attended the Coast Village Business Association town meeting regarding their ideas for the future of Coast Village Road. It was not well attended by the community. A report will be prepared that they agreed to submit to the City Planning Staff.
 2. Commissioner Larson and Myers reported on the Tri-County Energy Summit. It was a well-attended, productive, interesting, and informative meeting. The summit addressed regional problems, such as transportation, peak oil, and water. Discussed was the need to continue to educate the public and community leaders on issues of sustainability in order to achieve a more sustainable community.
 3. Commissioner Myers reported on the Coalition for Community Wellness at Sansum Clinic. A presentation was given by the Riverside County Public Health Department regarding the coupling of public health and land use policy decision-making. It was interesting to note the role that public health is beginning to play in the general plan process.

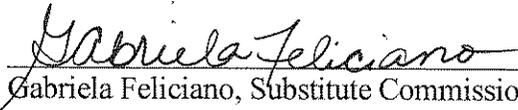
2. Review of the decisions of the Staff Hearing Officer in accordance with SBMC §28.92.026.

Commissioner White reported on the June 4th Staff Hearing Officer meeting, which included two minor modifications that were approved and an extension of the tentative map for 85 North La Cumbre Road.

VII. ADJOURNMENT

Chair Myers adjourned the meeting at 5:59 p.m.

Submitted by,



Gabriela Feliciano, Substitute Commission Secretary