



City of Santa Barbara Planning Division

PLANNING COMMISSION MINUTES

July 23, 2009

CALL TO ORDER:

Chair Larson called the meeting to order at 12:05 P.M.

ROLL CALL:

Present:

Chair Stella Larson

Vice-Chair Addison S. Thompson

Commissioners Bruce Bartlett, Charmaine Jacobs, John Jostes, Sheila Lodge, and Harwood A. White, Jr.

Commissioner Jacobs arrived at 12:29 P.M.

STAFF PRESENT:

Paul Casey, Community Development Director

John Ledbetter, Principal Planner

N. Scott Vincent, Assistant City Attorney

Rob Dayton, Principal Transportation Planner

Allison De Busk, Project Planner

Irma Unzueta, Project Planner

Peggy Burbank, Project Planner

Adam Nares, Planning Technician

Victoria Johnson, Project Engineer

Peter Lawson, Associate Planner

Chelsey Swanson, Associate Transportation Planner

Andrew Bermond, Assistant Planner

Julie Rodriguez, Planning Commission Secretary

The first half of the meeting was held in the David Gebhard Public Meeting Room, with John Ledbetter, Principal Planner, filling in for Danny Kato, Senior Planner

I. ROLL CALL

Roll call was taken. Commissioner Jacobs arrived at 12:29 P.M.

II. PRELIMINARY MATTERS:

- A. Requests for continuances, withdrawals, postponements, or addition of ex-agenda items.
None.
- B. Announcements and appeals.
1. Mr. Ledbetter announced that item V, 226 and 232 Eucalyptus Hill Drive would not be heard, and was rescheduled for August 20, 2009.
 2. Chair Larson announced that the August 13, 2009 Planning Commission meeting will be cancelled. The next meeting of the Planning Commission will be held on August 20, 2009.
- C. Comments from members of the public pertaining to items not on this agenda.
Chair Larson opened the public hearing at 12:08 P.M. and, with no one wishing to speak, closed the hearing.

III. PLAN SANTA BARBARA WORK SESSION:

ACTUAL TIME: 12:08 P.M.

Staff presented the findings of the economic feasibility analysis prepared for the June 24th and 25th Density and Unit Size Workshops, as well as a summary of the workshop results. The Planning Commission was asked to provide feedback and direction regarding proposed changes to the existing variable density standards, the Mobility Oriented Development Area (MODA) boundary, and appropriate increases to residential densities in order to promote affordable housing. This was a Planning Commission discussion item; no formal Commission action was taken on *Plan Santa Barbara*.

Case Planner: John Ledbetter, Principal Planner
Email: JLedbetter@SantaBarbaraCA.gov

John Ledbetter, Principal Planner, gave the Staff presentation on Density and Housing Affordability, later joined by Rob Dayton, Transportation Supervisor, who arrived at 12:40 P.M.

Staff responded to Planning Commission questions related to changing the City's variable density standards, assumptions used to evaluate the development scenarios in the Development Feasibility Study, the purpose of the MODA, and how boundaries and areas included in the MODA were determined. Mr. Ledbetter indicated that regulating residential density with reduced unit sizes is necessary in order to produce additional affordable housing, while also attaining community goals of preserving the City's small town character, open space and mountain views, etc. Additionally, Mr. Ledbetter confirmed that the feasibility analysis looked at mixed-use projects as evidenced by the report's findings.

Staff explained that City College, and the harbor/breakwater area, were excluded from the MODA because they are not sufficiently served by transit that could be balanced with future development potential. The MODA relates to transit service, walkability and land use mix and will only work if all the necessary components exist. Based on this, Staff identified areas where the MODA would be successful and congestion would be minimized. It was noted that additional development on the southern side of the freeway would increase congestion to already impacted intersections.

Commissioner Jostes stated that traffic thresholds and “living within our resources” policies currently in place will address concerns about traffic congestion and impacted intersections. In addition, the Adaptive Management Program that is proposed through the *PlanSB* process will also monitor this issue. Taking SBCC and the train station area out of the MODA does not make sense.

Commissioner Lodge felt that the MODA and development was being driven by traffic congestion and appeared focused on transportation corridors. Staff acknowledged that the purpose of the MODA was to focus development in transportation corridors and build smaller, more compact housing that will benefit from making use of transit to reduce traffic congestion. Staff is also trying to balance two community goals: preserving community character, while achieving additional affordable housing.

Commissioner Jacobs stated that the MODA concept makes sense and is an opportunity to plan what type, how much and where we want residential development.

Commissioner Lodge referenced Casa de las Fuentes as a type of high density residential project that she can support at 54 units per acre. She stated that 60 units to the acre is more like the Chapala One development and is not acceptable.

Commissioner Larson felt that adaptive re-use of existing buildings has not been sufficiently explored, stating that the trend in Santa Barbara is to “tear down structures and redevelop properties.” She is concerned with the aesthetic changes that would result from lifestyle changes.

Chair Larson opened the public hearing at 1:06 P.M.

The following people gave public comment:

1. Cathy McCammon expressed concern that the June workshops focused more on the consultant feasibility report and did not allow for much public input. Consultant did not seem to understand that the public does not want to see massive development, such as Chapala One. Urged the Commission to study Gil Barry’s alternative which shows that middle income units can be produced less expensively. Concerned that the model presented at the workshops showed more market units than affordable units. More discussion is needed that includes the public before this goes on to Council.

2. Steve Amerikaner, representing Andy Seybold on Alan Road, distributed a handout and spoke about the zoning inconsistencies with the General Plan in the Braemar track area noting that this would be a good time to address and reconcile inconsistencies.
3. Yates Satterlee expressed concerned with the preservation of Santa Barbara and finding a way to put more in such a small area. Opposed to further growth.
4. Jean Holmes, Allied Neighborhood Association, was concerned with scenario 4 and its assumptions for affordable non-subsidized housing. Lot size of one acre is hard to come by, lot prices are expensive, and parking is limited and would result in more cars vying for on-street parking downtown. There is Incompatibility of scenario 4 with community character.
5. Connie Hannah, League of Women Voters, summarized prior written comments related to the development scenarios evaluated in the Feasibility Study, and stated that we need to find alternatives to building less expensive housing.
6. Gil Barry, Allied Neighborhood Association, submitted prior written comment and presented a fifth scenario. He also suggested using the 'affordable-by-design' model used by the Santa Barbara Housing Authority. Judy Orias relinquished her speaking time to Mr. Barry.
7. Mary Louise Days, Citizens Planning Association, summarized prior written comments related to deficiencies and omissions on the draft Land Use Map and the revised MODA Map.
8. Paul Hernadi, Citizens Planning Association, summarized previous submitted written comment identifying deficiencies and shortcomings of the Feasibility Study, including worsening the jobs/housing imbalance with increased density, ignoring alternative remedies to improve the jobs/housing imbalance and associated commuting, and an inadequate developer profit approach. .
9. Naomi Kovacs, Executive Director, Citizens Planning Association, summarized previous written comment related to discrepancies in the development feasibility study and Staff's PowerPoint presentation at the June workshops., Requested that the worksession be continued to allow for consideration of Mr. Barry's scenario 5.
10. Kellum de Forest, said that the current practice of building market-driven units with the inclusion of affordable unites is not working. Condominiums that are currently built are bought as weekend or vacation units, and not affordable housing. Believes that affordable housing can be made available for essential workers by employers, either public or private, such as what has worked at UCSB.
11. Dick Jensen commented on being initially driven by fear, such as when Casa de la Fuentes was built, but found that the results proved that the transportation corridors work based on correct assumptions. Supports housing that allow residents to live there without a car.
12. Tom Bollay, AIA submitted a handout with a sixth option and expressed support for Citizens Planning Association and Mr. Barry's scenario 5. Stated that even if only 2-story projects were built downtown, it would double the 60% existing FAR and would increase traffic far more than can be supported. The MODA makes assumptions that housing will only be built near existing transportation; instead should look at best place to put housing and then follow with transportation.

13. Meagan Burney, Community Environmental Council, thanked staff and supported the consultant's report. Supported staff recommendations and options presented.
14. Michael Chiacos, Transportation Specialist, Community Environmental Council, strongly supports workforce housing density overlays for the MODA, as well as expanding MODA to other areas. Cited the need for building moderately sized one and two bedroom properties. Suggested encouraging more employer built housing. Concerned with the MODA being reduced to exclude schools, the west side, and coastal zones. Suggested expansion of car sharing nodes and use of zipcars. Developers could be given incentives to offer car sharing options.
15. Britta Bartels felt that the public is not as involved or informed about the process, cited the Santa Barbara Newspress editorial drawing that captured what is going on in our community's development. Concerned with the Eastside neighborhood not being sufficiently included. The media should be made aware of these public meetings for greater public participation.
16. Mickey Flacks was concerned that with the effects of increasing traffic and stressed the need for transportation options that are not dependent on cars. Development continues to be luxury housing, but is not what is needed. Need to find ways to subsidize workforce housing. Stated that small developments would not achieve sufficient affordable units, large development is needed in MODA. Urged the Commission to listen to the younger people and their way of living, they are the future.
17. Joe Andrulaitis, AIA, supported the change in the variable density formula; supported MODA concept and suggested adding blocks facing Anapamu Street corridor running east and along the Milpas Street Corridor running north. Single family neighborhoods, such as San Roque and Samarkand, should be excluded from the MODA. Supports unbundled parking and the one space/unit requirement. Noted the workshop was poorly attended by younger people. We need to move beyond buildings and heights, and focus on people. Mr. Andrulaitis will submit his written comments.
18. Peter Hunt, Architect, stated that 50% of revenue comes from tourism and suggested that what tourists like about Santa Barbara be kept in mind. Questioned loading up downtown with more housing, which could have unintended consequences. Suggested not confining ourselves to downtown, but looking at the De La Vina/Alamar/State Street triangle and the Highway 101/Hitchcock Way/Highway 101/State Street triangle for development of more mixed-use housing and finding ways to make more appealing to tourists.
19. Alex Pujo said that small houses can be possible, but cautioned on tightening up the building envelopes. Agreed with all the scenarios presented. Need to include younger generations and community diversity in the process.
20. Lee Moldaver stated that more market housing is not needed. The goal is to produce affordable housing units. Building one and two unit affordable housing projects is a step in the wrong direction. Cautioned that if the MODA were adopted, it is beyond MTD's capacity to accommodate it. Funding is being slashed, not expanded.
21. Chuck Davis, Macerich Company (representing La Cumbre Plaza), said the center is built on five separate ground leases on separately owned parcels of land. La Cumbre

Plaza does not own the land. Department stores are on their own ground lease parcels and have their own rights and terms. Sees value of mixed use and density, but would want to see incentives for development and sufficient ground floor retail tenants. Any change to the site plan at La Cumbre Plaza requires full approval of all the underlying land owners and the department stores; not just reasonable approval, but unilateral approval.

With no one else wishing to speak, the public hearing was closed at 2:21 P.M. Commissioner Larson summarized the public comment letters into the record.

The Commission was pleased with the discussion and given the constrained time, asked Staff if the discussion could be continued to another meeting. Staff will review available dates and notify the public.

Commission Direction:

1. Pursue changes to variable density standard to reduce unit sizes and building envelopes in the MODA:
 - a. Commissioners Lodge, White, and Larson support changing the variable density standard from bedroom count to unit size. Commissioner White suggested changing variable density standard everywhere and eliminating the MODA.
 - b. Commissioner Thompson concurred indicating that large units should equal lower densities to incentivize the development of smaller units.
 - c. Commissioner Bartlett suggested using an FAR approach on residential components, so that the smaller the units, the more you can fit in the allowable FAR. This is an FAR approach with a minimum density to regulate larger units.
 - d. Commissioners Jacobs and Jostes agreed that the proposed change in variable density standards is something that has been desired citywide across the board by the Planning Commission. Just do it!
 - e. Commissioner White noted that MTD is suffering financially, which is a critical issue. MODA requires excellent transit, but how will that work with MTD's financial status. Felt that a realistic forecast for transit over the next 10-20 years should be included to help define a component of MODA.
 - f. Commissioner Jacobs favored the proposed MODA boundary and was concerned that enlarging the MODA will not have the adequate transit structure to make it work. The map should include more open space and suggested including the old Presidio Park. The map should also include the train station and Santa Barbara City College area.
2. Establish R3//R4 zones outside MODA at 18 du/ac:

- a. Commissioner Jostes feels that shrinking the MODA boundaries is going in the wrong direction and against options that the young people from CEC commenting at the workshop spoke in support. In addition, centers identified in the MODA create more problems. Instead, explore crafting overlay zone to provide increased density. Upper State Street and Single Family Zones should not be included in the MODA.
- b. Commissioner Jostes feels that some of the MODA reduction is good, but suggested a MODA alternative that included schools, the breakwater; and more multi-family and commercial zones. Higher density would be allowed only if it meets the test of living within our resources.
- c. Commissioner Bartlett concurs with Commissioner Jostes' redefined MODA boundaries and agrees that it will help take the pressure off of El Pueblo Viejo. Does not want to lose sight of the concept of dual density or an FAR approach; would want to have a higher FAR or density for rentals, as opposed to for-sale units.
- d. Commissioner Bartlett added that another issue that the Commission has faced is with rentals that have been developed at a higher density and subsequently converted to condominiums. Commissioner Bartlett explained that the dual density FAR approach allow a certain amount of square footage that could be carved into various building envelope options; not set increments as are currently permitted.
- e. Commissioner White suggested consideration for rental only housing areas – it is needed in the city and we need to find places where this can happen.
- f. Commissioners Jacobs and Lodge felt that if the MODA map were redrawn, then question two would be eliminated. Although, Commissioner Jacobs is satisfied with current MODA map and supports any incentives or accommodations for rental properties, either using municipal funding or other means. 60% of Santa Barbara's population chooses to rent rather than take an hour long commute. We do not have sufficient rental property and that has not been addressed.

Mr. Ledbetter clarified that what PlanSB proposes for single family areas is not variable density, but granny units as was described.

3. Are market driven affordable units desired at required density, and if so, where, and how (MODA, overlay, AMP, clear standards, etc.,)
 - a. Commissioner Jacobs felt that even looking at scenario's 5 and 6 would not get to the heart of the matter; market driven ownership units will not solve the jobs/housing imbalance. If lucky, we may get

100 units which will not help the number of people commuting from Ventura County.

- b. Commissioner Lodge felt that this is a no win game. Building projects with 60 market units to obtain 40 mid-range affordable units, the 60 units will create 180 service jobs. Additional commuters will result, not less. Have to find ways for financing mechanisms. Would like to see scenario 5 studied.

The Commission called for a continuation of the worksession to continue discussion on item three and the draft land use map and asked Staff to determine a possible date and notify the public.

Chair Larson called for a recess at 3:04 P.M and reconvened the meeting at 3:32 P.M. in City Council Chambers.

Commissioner White left during the recess. and did not return to the dais.

IV. CONSENT ITEMS:

ACTUAL TIME: 3:32 P.M.

APPLICATION OF ELVA ROGERS, AGENT FOR CHEVRON ENVIRONMENTAL MANAGEMENT COMPANY, 6401 HOLLISTER AVENUE, 073-045-003, G-S-R, S-D-3, GOLETA SLOUGH RESERVE AND COASTAL OVERLAY ZONES, GENERAL PLAN DESIGNATION: RECREATIONAL OPEN SPACE (MST 2008-000432, CDP2009-00005)

The project consists of the installation of two groundwater monitoring wells in wetlands south of Hollister Avenue on Santa Barbara Airport property in the appealable jurisdiction of the Coastal Zone. Installation of these wells is required by the Santa Barbara County Fire Department as part of the site assessment for MTBE contamination associated with a former Chevron gas station that was located at 6470 Hollister Avenue. The 6-inch diameter wells would be manually drilled to a depth of approximately 10 feet. Soil samples would be collected from the boring material, and the wells would be completed with 2-inch diameter Schedule 40 PVC casings that would extend above the ground and be encased in a well monument set into a small concrete pad so that the wells can be located year-round. The proposed wells would be fully removed after one year of quarterly monitoring, or as directed by the County Fire Department. The area occupied by the wells would then be filled in and replanted with native wetland vegetation. The proposed project also includes the restoration of eight square feet of habitat to mitigate the temporary loss of wetland habitat associated with the installation of the two wells.

The Planning Commission will consider approval of the Mitigated Negative Declaration prepared for the project pursuant to the California Environmental Quality Act Guidelines Section 15074.

Case Planner: Andrew Bermond, Associate Planner

Email: ABERmond@SantaBarbaraCA.gov

Ms. De Busk requested that the Planning Commission waive the Staff Report.

MOTION: Jostes/Thompson

Waive the Staff Report

This motion carried by the following vote:

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

Andrew Bermond, Associate Planner, did not give a Staff presentation, but remained available for any questions.

Elva Rogers did not give an Applicant presentation, but also remained available for any questions.

Chair Larson opened the public hearing at 3:34 P.M. and, with no one wishing to speak, closed the hearing.

MOTION: Lodge/Jostes

Assigned Resolution No. 028-09

Approved the project, making the findings for approval of the Mitigated Negative Declaration as outlined in the Staff Report, subject to the Conditions of Approval in Exhibit A of the Staff Report.

This motion carried by the following vote:

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

Chair Larson announced the ten calendar day appeal period.

V. **STAFF HEARING OFFICER APPEAL:**

APPLICATION OF BRENT DANIELS, AGENT FOR CYNTHIA HOWARD, 226 & 232 EUCALYPTUS HILL DRIVE, APN 015-050-017 & 015-050-018, A-2, ONE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: RESIDENTIAL, TWO UNITS PER ACRE (MST2004-00349)

****NOTE: This project was initially scheduled to be heard on June 18, 2009 and was continued to July 23, 2009. The hearing is now rescheduled for August 20, 2009.**

This is an appeal of the denial of the project by the Staff Hearing Officer. The proposed project involves a lot line adjustment between two parcels (2.82 and 2.75 acres in size) by realigning the dividing lot line from a north-south direction to an east-west direction, and resulting in two parcels of 2.47 acres (Parcel 1, upper parcel) and 3.10 acres (Parcel 2, lower parcel). Parcel 1 would have an average slope of 21.3% and Parcel 2 would have an average slope of 22.5%, both parcels sloping north to south. An existing single-family residence, greenhouse foundation, and hardscape driveway would be removed, and

two new single-family residences are proposed on each parcel. Parcel 1 would include a 6,129 square foot residence with an attached 743 square foot garage, and a 1,517 square foot residence with a 320 square foot garage, and a detached 430 square foot garage. Parcel 2 would include a 3,927 square foot residence with an a 747 square foot attached garage, and a 1,786 square foot residence with a 352 square foot subterranean garage. The project site is currently accessed from Eucalyptus Hill Drive, a private road, by an existing unimproved driveway which extends to the southern portion of the properties. This driveway would be improved to facilitate access to the proposed lower parcel, via an easement though the upper parcel. The total grading quantities proposed for the development of both parcels include 3,090 cubic yards of cut and 2,830 cubic yards of fill.

The discretionary applications required for this project are:

1. Lot Line Adjustment to allow adjustment of the property line between two existing parcels (SBMC§27.40);
2. Street Frontage Modifications to allow less than the required 100 feet of frontage on a public street for each parcel (SBMC§28.15.080); and
3. Performance Standard Permits to allow an additional dwelling unit on each parcel (SBMC§28.93.030.E).

The Planning Commission will consider adoption of the Mitigated Negative Declaration prepared for the project pursuant to the California Environmental Quality Act Guidelines Section 15074.

Case Planner: Kathleen Kennedy, Associate Planner
Email: KKennedy@SantaBarbaraCA.gov

VI. NEW ITEMS:

ACTUAL TIME: 3:35 P.M.

APPLICATION OF LISA PLOWMAN, AGENT FOR SOUTHERN CALIFORNIA-NEVADA CONFERENCE – UNITED CHURCH OF CHRIST, 230 LIGHTHOUSE ROAD, APN: 045-021-021, E-3/S-D-3 ONE FAMILY RESIDENCE/COASTAL OVERLAY ZONES, GENERAL PLAN DESIGNATION: RESIDENTIAL, 5 UNITS PER ACRE (MST2006-00455)

The project consists of an eight-lot residential subdivision of an existing 1.6-acre site. The project does not include construction of individual homes. The existing church and all existing site improvements would be demolished. Two private driveways (one at the northern boundary and one at the southern boundary of the project site) would provide vehicular access to all of the lots. A common walkway and landscaping (“walkstreet”) would be provided down the center of the site to provide pedestrian access to each of the lots. Lot sizes would range from approximately 8,552 to 9,728 net square feet. Six lot frontage modifications would be required for the project. An uncovered guest parking space is proposed as part of the future development of each lot, and a conceptual landscape plan has been developed.

Although the project (as identified in the public notice) originally included two development options, the applicant has withdrawn the request for Option 1, which was a ten-lot subdivision that included three affordable lots. Therefore, only the project previously identified as Option 2 is currently proposed.

The discretionary applications required are:

1. Tentative Subdivision Map (TSM) for an eight-lot subdivision (SBMC Chapter 27.07);
2. Lot Frontage Modifications (6) to allow six of the lots to have less than the required 60 feet of frontage on a public street (SBMC §28.92110, A, 2);
3. Public Street Frontage Waiver (2) to allow more than two lots to be served by a private driveway (SBMC §22.60.300);
4. Coastal Development Permit to allow development in the non-appealable jurisdiction of the Coastal Zone (SBMC §28.44.060); and
5. Design Review Approval by the Single Family Design Board (SFDB) (SBMC, Chapter 22.69).

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

Case Planner: Allison De Busk, Project Planner
Email: ADeBusk@SantaBarbaraCA.gov

Allison De Busk, Project Planner, gave the Staff presentation and included revised conditions of approval.

Lisa Plowman, Piekert Group, gave the Applicant presentation.

Chair Larson opened the public hearing at 3:54 P.M.

Ed Gamble, spoke in support of the current project with one concern regarding the property's state of disrepair: massive amount of graffiti, drug sales, and overgrown lawn that is a fire hazard. Has observed people smoking and urinating off the roof and urges swift demolition.

Walter Dukes, President of the 1809 Cliff Drive Property Owners Association, expressed concern with the project impeding views and noted that existing eucalyptus have grown to impede views. Would ask that any replacement trees or structures be given consideration for impacting the views.

With no one else wishing to speak, the public hearing was closed at 3:58 P.M. Chair Larson read into the record a letter from Nica and Michael Guinn.

Ms. Plowman answered the Planning Commission's questions about drainage as coming from the southwest with some of it draining down the walkstreet from the northern lots while the southern lots will drain into a swale that will come out onto the street. She responded that the sale of property will be as a package with entitlements as a divestiture by the owner.

Staff answered the Planning Commission's questions about the enforcement issues that were referenced by stating that there are no open enforcement cases on the property, but that Staff will initiate the enforcement process. Ms. De Busk also responded that the useable lot sizes are relatively similar to other lot sizes in the area, but the net size is a little larger due to the inclusion of the private driveways. Staff responded to the coordination of continuity of the streetscape, such as sidewalks and crosswalk, resulting from adjacent properties to be developed.

Tim Downey, Urban Forest Superintendent of City Parks and Recreation Division, responded to Commissioner Lodge's inquiry about Park and Recreation's concerns by stating that when the tree removal application was submitted, the extent of public improvements were not yet determined. The concern for the trees in question relates to those improvements since the construction of the improvements will cause the trees to become unstable; an action similar to removing the trees. The commission postponed a decision pending the outcome of knowing if a subdivision would go through.

The Commissioners made the following comments:

1. Commissioner Thompson commented on the request for access to Lighthouse that surfaced in public comment and said that it should be resolved directly between the neighbor and the property owner since it is not a public access and is not a Planning Commission issue.
2. Commissioner Jacobs found the project supportable; works best if all are built at the same time. Recommended story poles be used at some point for benefit of the neighbors and Single Family Design Board. Wants to see coordination between this project and future school parking lot improvements.
3. Commissioner Bartlett appreciated that the project had kept many of the original qualities and that the affordable issues were resolved.
4. Commissioner Larson appreciated the opening of corridors for view and encourages a continued good neighbor policy. Appreciated the rearrangement of the sites to provide privacy to the Salida del Sol neighbor. Cautions against use of a gate prohibiting access and looks forward to the cleanup of the property.

MOTION: Thompson/Lodge

Assigned Resolution No. 029-09

Approved the project, making the findings for Tentative Subdivision Map, Modifications, Public Street Waiver, and Coastal Development Permit as outlined in the Staff Report, subject to the Conditions of Approval in the revised Exhibit A of the Staff Report with the following revision to the Conditions of Approval: 1) The open yard areas for lots 4 and 5 shall be along the eastern property line due to privacy issues; and 2) Applicant will provide a computer depiction of the project when it goes to the Single Family Design Board.

Commissioner Jostes felt that the revised condition to “consider including fireplaces” did not constitute a condition. Commissioner Thompson stated that this was only included in the applicant’s proposed revisions and not in Staff’s revisions, therefore, not a part of the motion.

Commissioners Jacobs and Larson supported inclusion of story poles when the project goes to the Single Family Design Board. Scott Vincent, Assistant City Attorney, commented that the Single Family Design Board Guidelines dealt with visual representations and did not necessarily require story poles.

Commissioner Bartlett asked for consideration of conditions A.7 and B.11 as presented by the applicant, but was informed that the wording was similar to Staff’s revisions and not included in the motion.

This motion carried by the following vote:

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

Chair Larson announced the ten calendar day appeal period.

Commissioner Jostes left the dais at 4:24 P.M.

VII. ADMINISTRATIVE AGENDA

ACTUAL TIME: 4:25 P.M.

A. Staff Discussion:

1. 810 Bond Avenue and 516 N. Nopal Street – *Level 3 Substantial Conformance Determination*
Case Planner: Kathleen Kennedy, Associate Planner
Email: KKennedy@SantaBarbaraCA.gov

Peter Lawson, Associate Planner led the discussion for Kathleen Kennedy.
Steve Oros, Agent, gave the Applicant presentation to the Commission.

MOTION: Thompson/Bartlett

Removal of requested line from the conditions of approval is in substantial conformance with the project approval.

This motion carried by the following vote:

Ayes: 5 Noes: 0 Abstain: As noted. Absent: 2 (Jostes, White)

2. 2559 Puesta Del Sol – *Level 3 Substantial Conformance Determination*
Case Planner: Peter Lawson, Associate Planner
Email: PLawson@SantaBarbaraCA.gov

Commissioner Jacobs recused herself from hearing this item due to her husband being on the Board of the Natural History Museum and left the dais at 4:40 P.M.

Commissioner Jacobs left the dais at 4:40 P.M.

Peter Lawson, Associate Planner led the Staff discussion.

Gary Robinson, Facilities Director, Natural History Museum, gave the Applicant presentation to the Commission.

MOTION: Lodge/Thompson

Supported approval of substantial conformance determination.

This motion carried by the following vote:

Ayes: 5 Noes: 0 Abstain: As noted. Absent: 2 (Jostes, White)

B. Committee and Liaison Reports

1. Staff Hearing Officer Report.

Commissioner Larson reported on the Staff Hearing Officer meetings held on July 1st and 15th, 2009

2. Other Committee and Liaison Reports.

a. Commissioner Larson reported on attending the Historic Landmarks Commission meeting and the progress on the Children's Museum.

b. Commissioner Bartlett reported on a Planning Commission training seminar in Los Angeles attended by Commissioners Bartlett, Lodge, and Larson.

C. Action on the review and consideration of the following Draft Minutes and Resolutions:

1. Draft Minutes of June 18, 2009

MOTION: Thompson/Bartlett

Approve the minutes and resolution of June 18, 2009 as corrected.

This motion carried by the following vote:

Ayes: 4 Noes: 0 Abstain: 0 Absent: 3 (Jacobs, Jostes, White)

2. Resolution 027-09
2215 Edgewater Way

MOTION: Bartlett/Thompson

Approve resolution 027-09 with modification to Item B.1 as corrected.

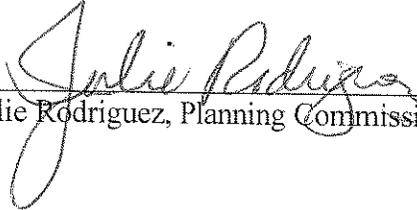
This motion carried by the following vote:

Ayes: 4 Noes: 0 Abstain: 0 Absent: 3 (Jacobs, Jostes, White)

VII. ADJOURNMENT

Chair Larson adjourned the meeting at 4:55 P.M.

Submitted by,



Julie Rodriguez, Planning Commission Secretary

