



City of Santa Barbara Planning Division

PLANNING COMMISSION MINUTES

December 2, 2010

CALL TO ORDER:

Chair Bartlett called the meeting to order at 1:04 P.M.

I. ROLL CALL:

Chair Bruce Bartlett, Vice-Chair John Jostes, Commissioners Charmaine Jacobs, Mike Jordan, Stella Larson, Sheila Lodge, and Deborah L. Schwartz.

STAFF PRESENT:

Danny Kato, Senior Planner
Susan Reardon, Senior Planner
N. Scott Vincent, Assistant City Attorney
Steve Foley, Supervising Transportation Planner
Allison De Busk, Project Planner
Julie Rodriguez, Planning Commission Secretary

II. PRELIMINARY MATTERS:

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

1. Draft Minutes of November 18, 2010
2. Resolution 016-10
2102 Edgewater Way
3. Resolution 017-10
163 La Jolla Drive

MOTION: Jordan/Jacobs

Approve the minutes and resolutions as corrected.

This motion carried by the following vote:

Ayes: 7 Noes: 0 Abstain: As noted. Absent: 0

Commissioners Bartlett and Larson abstained from the Minutes pertaining to 601 E. Micheltorena Street.

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

None.

C. Announcements and appeals.

None.

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

Chair Bartlett opened the public hearing at 1:07 P.M.

Geoffrey Bard commented in opposition to the Milpas Community Association.

With no one else wishing to speak, the public hearing was closed at 1:09 P.M.

III. DISCUSSION ITEM:

ACTUAL TIME: 1:10 P.M.

PLANNING COMMISSION'S REVIEW OF STANDARD CONDITIONS OF APPROVAL MENUS.

Staff's review of proposed changes to the Planning Commission and Staff Hearing Officer Standard Conditions of Approval Menu. Proposed revisions to the Conditions of Approval are intended to provide a more efficient and concise document and respond to new issues and regulations. A discussion will be held with the Planning Commission.

Case Planner: Allison De Busk, Project Planner

Email: ADebusk@SantaBarbaraCA.gov

Phone: 805-564-5470, ext. 4552

Allison De Busk, Project Planner, gave the Staff presentation.

Chair Bartlett opened the public hearing at 1:14 P.M., and with no one wishing to speak, closed the public hearing.

The Planning Commission thanked Staff for work in the revisions and appreciated clarification of the proposed changes. Suggestions were made for minor revisions to conditions.

IV. NEW ITEM

ACTUAL TIME: 1:53 P.M.

EX PARTE COMMUNICATION:

Commissioner Bartlett disclosed an ex parte communication with John Watson and Peter Hunt regarding the project.

**APPLICATION OF BRYAN MURPHY, ARCHITECT, FOR ALAMAR II, LLC,
1816 STATE STREET, APN 027-032-021 , C-2 COMMERCIAL AND R-1 ONE
FAMILY RESIDENTIAL ZONES, GENERAL PLAN DESIGNATION: GENERAL
COMMERCE/OFFICES (MST2009-00281)**

The project consists of a proposed facelift to an existing hotel (Fiesta Inn and Suites) that includes a new tower, a lobby addition, the enclosure of part of the 3rd floor roof deck to create storage space, the demolition of the as-built water heater closet, the enlargement and relocation of the trash enclosure, and the permitting of an as-built patio area. The project results in an increase of approximately 332 net square feet.

The subject parcel is split-zoned, with the front of the property (to approximately the rear of the existing building) zoned C-2 (Commercial) and the rear of the property zoned R-1 (One Family Residential). A Conditional Use Permit (CUP) is requested to legalize the "as-built" encroachment of parking spaces into the R-1 zone, and to permit a trash enclosure and deck/patio in the R-1-zoned portion of the property. Modifications are requested to allow parking to encroach into the required interior setback and to allow the proposed trash enclosure to encroach into the interior (rear) setback.

This project is also intended to abate the violations identified in ENF2008-01335, which are:

- Raised deck, block walls and stairs at rear of property being built without permit. Deck to be used as a spa area. Associated mechanical room being built onto rear of motel structure with new electrical sub panel.
- Covered balcony area on 3rd floor of motel has been enclosed without approvals or permit.
- Zero clearance gas heaters and associated exterior vents have been installed in each guest room without permit. Some venting is not installed correctly with walls left open to weather around and under vent collars.
- Improperly installed water heater at rear of building.
- Hazardous electrical existing in lower floor laundry room. Hazardous electrical on exterior of front of building. Open electrical conduit.
- Brick retaining wall on right front of driveway is failing.
- Portion of deck & trellis built within the 5' side yard setbacks. Debris stored in side yard setbacks and around property.
- Dilapidation on property. Decorative columns deteriorating. Missing and torn window screens. Missing window box on front of building.

The discretionary applications required for this project are:

1. A Modification to allow to parking to encroach into the interior setback (SBMC §28.92.110.A.2);
2. A Modification to allow to the trash enclosure to encroach into the interior setback (SBMC §28.92.110.A.2); and

3. A Conditional Use Permit to allow to allow a driveway and nonresidential parking in a residential zone and to allow a nonresidential trash enclosure and deck/patio area in the portion of the property zoned R-1 (SBMC §28.94.030).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Sections 15301 and 15303.

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

Phone: 805-564-5470, ext. 4552

Allison De Busk, Project Planner, gave the Staff presentation.

Bryan Murphy, Architect, Murphy and Associates Architects, gave the applicant presentation.

Chair Bartlett opened the public hearing at 2:15 P.M.

The following people spoke in support of the project:

1. Peter Hunt, Architect.
2. John Watson, but concerned with trash enclosure location
3. Geoff Bard

With no one else wishing to speak, the public hearing was closed at 2:22 P.M.

MOTION: Lodge/Larson

Assigned Resolution No. 018-10

Approved the Conditional Use Permit to locate parking in the R-1 zoned portion of the lot and the setback modification for said parking, and denied the requests to locate the trash enclosure and deck/patio area in the R-1 zone, making the findings for the parking setback modification and the Conditional Use Permit for nonresidential parking in a residential zone as outlined in the Staff Report, subject to the Conditions of Approval in Exhibit A of the Staff Report with the following revisions to the Conditions of Approval related to Design Review: 1) The Planning Commission prefers the site plan identified in Alternate B, with flexibility on the location of the trash enclosure within the C-2 zoned portion of the property; 2) The trash enclosure shall be covered; 3) The project shall include the use of high quality materials and good construction methods; 4) Landscaping shall be included in the patio area at the rear of the property; and 5) Grade of earth in the northeast corner of the property shall not be higher than adjacent grades.

This motion carried by the following vote:

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

Chair Bartlett announced the ten calendar day appeal period.

V. ADMINISTRATIVE AGENDA

ACTUAL TIME: 3:33 P.M.

A. Committee and Liaison Reports.

1. Staff Hearing Officer Liaison Report

None was given.

2. Other Committee and Liaison Reports

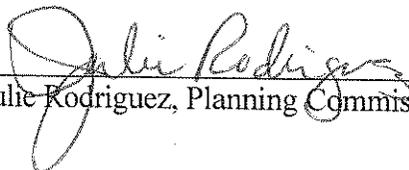
a. Commissioner Larson announced the need for volunteers at the Unity Shop.

b. Commissioner Bartlett announced the First Thursday events taking place in the evening.

VII. ADJOURNMENT

Chair Bartlett adjourned the meeting at 3:36 P.M.

Submitted by,



Julie Rodriguez, Planning Commission Secretary

