



City of Santa Barbara Planning Division

PLANNING COMMISSION MINUTES

September 19, 2013

CALL TO ORDER:

Chair Jordan called the meeting to order at 1:00 P.M.

I. ROLL CALL

Chair Mike Jordan, Vice Chair Deborah L. Schwartz, Commissioners Bruce Bartlett, John P. Campanella, Sheila Lodge, June Pujo, and Addison Thompson.

STAFF PRESENT:

Bettie Weiss, City Planner
Renee Brooke, Senior Planner
Susan Reardon, Senior Planner
Larry Cassidy, Building Inspector/Plan Check Supervisor
Elizabeth Limón, Project Planner
Barbara Shelton, Project Planner / Environmental Analyst
Steve Wiley, City Attorney
N. Scott Vincent, Assistant City Attorney
Kathleen Goo, Commission Secretary

II. PRELIMINARY MATTERS:

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

A. Draft Minutes of September 5, 2013

Commissioners Pujo and Schwartz made several suggested changes to the September 5, 2013 Draft Minutes and the letter to Caltrans which the Commission acknowledged.

Public comment letter and emails from Commissioner Schwartz, Sharon O'Brian, and Thorn Robertson were acknowledged.

N. Scott Vincent, Assistant City Attorney, suggested approval and ratification of a revised Sept. 5, 2013 minutes be continued to the October 3, 2013.

MOTION: Schwartz/Thompson

To continue approval and ratification of the September 5, 2013 minutes to the October 3, 2013 hearing.

This motion carried by the following vote:

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

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

There were no requests.

- C. Announcements and appeals.

Ms. Brooke made the following announcements:

1. The Planning Commission's 90th Anniversary will be held on October 3, 2013.
2. The Citizen's Planning Academy classes will be held on seven consecutive Tuesdays from October 8th through November 19th, 2013.

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

Chair Jordan opened the public hearing at 1:19 P.M. and, with no one wishing to speak, closed the hearing.

Bettie Weiss, City Planner, clarified staff's direction to the Commission regarding the two agenda items before the Commission, their scope and differences, and what is expected of the Commission for each item.

I. DISCUSSION ITEM:

ACTUAL TIME: 1:20 P.M.

ZONING INFORMATION REPORTS

The purpose of this discussion was for the Planning Commission to hear from staff and the public regarding issues that arise during the preparation of Zoning Information Reports and make suggestions to the City Council on possible Ordinance amendments and changes in the process to address these issues.

Case Planner: Susan Reardon, Senior Planner.

Email: SReardon@SantaBarbaraCA.gov Phone: (805) 564-5470, ext. 4555

Susan Reardon, Senior Planner, gave the Staff presentation joined by Bettie Weiss, City Planner; Larry Cassidy, Building Inspector/Plan Check Supervisor; and Steve Wiley, City Attorney.

A power point presentation was made by Krista Pleiser, Government Affairs Director of the Santa Barbara Association of Realtors (SBAOR), and Laurel Abbott, on the Board of Directors for SBAOR and President of Prudential California Realty.

Chair Jordan opened the public hearing at 1:58 P.M.

The following people provided public comment:

1. Jan Banister, opposition, spoke of concerns regarding the time and expense of obtaining building permits and inspection costs. She requested that all zoning information reports be made voluntary.
2. Fred Sweeney (Single Family Design Board member speaking as a private citizen), spoke of the importance of paying attention to the *details* mentioned in the zoning information reports. The ZIR process is an important tool for the neighborhood, staff, and the Boards and Commission to understand important information, details, ramifications regarding specific properties and lot areas.
3. Erik Taiji, spoke of ZIR reports by appraisers and their reports regarding health issues.
4. Reyne Staplemann (SB Assoc. of Realtors), opposition, spoke of concerns regarding safety issues inspector reports in requested ZIRs; she requested that ZIRs be made voluntary.
5. Ron Harkey, opposition, spoke of concerns regarding accuracy of requested ZIRs, and time and expense involved in the ZIR process; he requested that ZIRs be made voluntary.
6. Wanda Livernois, opposition, spoke of concerns regarding the time factor in ZIR process and the accuracy of the reports.
7. Staci Caplan, opposition, spoke of concerns regarding the lengthy time line in the ZIR process; she requested that ZIRs be made voluntary.
8. Marko Farrell, opposition, spoke of concerns regarding time factor and accuracy of the ZIR process; he requested that ZIRs be made voluntary.

Emails and letters of concern from Dan & Sheryl Wheeler, and Ann Harkey (submitted at the meeting), were acknowledged.

With no one else wishing to speak, the public hearing was closed at 2:25 P.M.

Commissioner Thompson commented that a formal appeal process is very appropriate and that an administrative approval process is both necessary and appropriate in order to both expedite the process and to reduce the staff time involved. He is not sure that it makes sense to make the ZIR process a voluntary program and believes that if the City has a ZIR process, then the City should implement or continue to implement that ZIR process, or remove the ZIR process. Realtors would then use the existing real estate sale documents to put the onus or burden on the buyer, which is similar to what a commercial buyer usually does, which is doing their own due diligence on the property intended for purchase.

As a further general comment, Commissioner Thompson stated that the City should be aware of any unintended consequences of eliminating some of the unpermitted illegal dwelling units as part of the general housing stock in the community, which would adversely affect lower and moderate income workers, who currently depend upon and currently occupy this type of housing. He suggested that some kind of working group could be formed to help formulate a proposal for the Commission to review and then forward on to City Council.

MOTION: Schwartz/Lodge

Continued to the October 3, 2013, Commission hearing to allow for additional Commissioner comments.

This motion carried by the following vote: 7/0

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

**** THE COMMISSION BRIEFLY RECESSED AT 3:43 P.M., AND RECONVENED AT 3:59 **P.M.**

II. RECOMMENDATION TO CITY COUNCIL:

ACTUAL TIME: 3:59 P.M.

**2013 GENERAL PLAN AMENDMENT - SAFETY ELEMENT UPDATE -
RECOMMENDATION TO CITY COUNCIL**

The 2013 Safety Element provides a comprehensive update to the Seismic Safety/Safety Element of the General Plan. The element includes updated information and maps describing natural- and human-caused hazards in the City including geologic, seismic, fire, flooding and hazardous materials hazards. The element describes current and future City actions being taken to reduce hazard-related risk and to respond to emergency situations through updated goals, policies and implementation actions.

The Planning Commission held a public hearing to make recommendations to City Council for approval.

Case Planner: Elizabeth Limón, Project Planner, joined by Bettie Weiss, City Planner, Barbara Shelton, Environmental Analyst and Steve Rodriguez of Rodriguez Consulting, Inc.

Elizabeth Limón, Project Planner, gave the Staff presentation and the need for an comprehensive update of the original General Plan Seismic Safety and Safety Element initially adopted in 1979. Ms. Limón clarified specific elements of the new 2013 Safety Element goals focusing on public safety, community resilience, and hazard risk reduction. Initially, the Local Coastal Program (LCP) Amendment process included a draft hazards section. Early informal review by Coastal staff resulted extensive policy comments. Some of the comments were incorporated into the Proposed Safety Element. However, many of the responses were beyond the current scope of work. Ms. Weiss informed the Commission that applications have been submitted to develop a comprehensive LCP update.

Ms. Limón also reviewed previous comments received from Historic Landmarks Commissioner Judy Orias, Planning Commissioner Sheila Lodge, and emails and letters of concern from Allied Neighborhood Association via Joe Rution, Cathie McCammon, Co-President of the La Mesa Neighborhood Assoc. (LMNA), Norbert Dall (Dall & Associates), and Paula Westbury. Staff reported that, in response to comments, a compilation of General Plan goals, policies and strategies from all elements will be prepared as a handout for the public.

Chair Jordan opened the public hearing at 4:52 P.M, and with no one else wishing to speak, the public hearing was closed.

MOTION: Pujo/Schwartz

Assigned Resolution No. 012-13

Recommend to City Council that the Safety Element Update be adopted, as outlined in the Staff Report dated September 12, 2013, with the suggested amended comments:

1. Adding text on Page 45 of the Proposed Safety Element regarding helicopter activity or aircraft activity so that this is identified as a potential hazard, especially with regard to Cottage Hospital and potentially other locations, pertaining to mixing residential land uses with aircraft uses.
2. Adding text on page 56 (S6.2) to include rescue operations as part of Waterfront and Harbor Patrol Operations.

This motion carried by the following vote: 7/0

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

Chair Jordan announced the ten calendar day appeal period.

III. ADMINISTRATIVE AGENDA

ACTUAL TIME: 5:07 P.M.

A. Committee and Liaison Reports.

1. Staff Hearing Officer Liaison Report:

Commissioner Lodge reported on the Staff Hearing Officer meeting held on September 18, 2013.

2. Other Committee and Liaison Reports:

- a. Commissioner Lodge reported on Historic Landmarks Commission meeting held on September 12, 2013.

IV. ADJOURNMENT

Chair Jordan adjourned the meeting at 5:09 P.M., in memory of Angie Schultz who worked for Tony Romasanto.

Submitted by,



Kathleen Goo, Commission Secretary

