



City of Santa Barbara Planning Division

PLANNING COMMISSION MINUTES

March 20, 2014

CALL TO ORDER:

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

I. ROLL CALL

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

STAFF PRESENT:

Renee Brooke, Senior Planner
N. Scott Vincent, Assistant City Attorney
Steven Greer, Project Planner
Christopher Toth, Waste Water Systems Manager
Sara Iza, Project Planner
Lisa Arroyo, Project Engineer
Julie Rodriguez, Planning Commission Secretary

II. PRELIMINARY MATTERS:

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

None were made.

B. Announcements and appeals.

None were made.

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

Chair Schwartz opened the public hearing at 1:04 P.M. and, with no one wishing to speak, closed the hearing.

III. NEW ITEM:

ACTUAL TIME: 1:05 P.M.

APPLICATION FOR THE CITY OF SANTA BARBARA PUBLIC WORKS DEPARTMENT, 520 E. YANONALI ST., APN 017-540-005, OCEAN-ORIENTED LIGHT MANUFACTURING (OM-1) /COASTAL OVERLAY (S-D-3) ZONES, LOCAL COASTAL PLAN DESIGNATION: MAJOR PUBLIC AND INSTITUTION, MST2013-00482; CDP2013-00011

The proposed project consists of upgrades/improvements to the existing secondary treatment facilities located at the El Estero Wastewater Treatment Plant, so that secondary effluent can be more effectively filtered for recycled water production and to address longstanding operational issues. With the exception of replacement/installation of underground piping, the project will occur entirely within the existing secondary treatment facilities structure. The discretionary application required for this project is a Coastal Development Permit (CDP2013-00011) to allow the proposed development in the Appealable Jurisdiction of the City's Coastal Zone (SBMC §28.44.060);

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15302(c) (Replacement or reconstruction of existing utility systems and/or facilities involving negligible or no expansion of capacity).

Case Planner: Steven Greer, Project Planner

Email: SGreer@SantaBarbaraCA.gov

Phone: (805) 564-5470, ext. 4558.

Steven Greer, Project Planner, led the Staff presentation.

Lisa Arroyo, Project Engineer, gave the Applicant presentation. Sara Iza, Project Planner, and Christopher Toth, Waste Water Systems Manager, were available to answer any questions.

Chair Schwartz opened the public hearing at 1:30 P.M.

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

1. Dr. Edo McGowan also submitted written comments and expressed concern about aerosolized bacteria.
2. Kenneth Warfield requested an Environmental Review to assess human health impacts of pathogens produced.

With no one else wishing to speak, the public hearing was closed at 1:34 P.M.

MOTION: Jordan/Thompson

Assigned Resolution No. 007-14

Approved the project, making the findings for the Coastal Development Permit outlined in the Staff Report, dated March 13, 2014, subject to the Conditions of Approval in Exhibit A of the Staff Report with the following revisions to the Conditions of Approval:

1. Under Construction Implementation Requirements, add condition E.8., to state that night construction lighting shall be directed downward and away from adjacent properties and the riparian corridor.

This motion carried by the following vote:

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

Chair Schwartz announced the ten calendar day appeal period.

IV. ADMINISTRATIVE AGENDA

ACTUAL TIME: 2:26 P.M.

D. Committee and Liaison Reports.

1. Staff Hearing Officer Liaison Report

Commissioner Jordan reported on the Staff Hearing Officer meetings held on March 5, 2014 and March 19, 2014.

2. Other Committee and Liaison Reports

a. Commissioners Schwartz and Thompson reported on attending the Semi-Annual Chair and Vice Chair Committee meeting on March 19, 2014.

3. Report from the Chair.

a. The Parks and Recreation Community Foundation will hold a benefit event on Sunday April 22, 2014 at the Carrillo Recreation Center Ballroom. More information can be found at PARCSB.org.

b. Distributed a phone list of City of Santa Barbara services.

c. Announced that the Planning Commission will meet on April 3, 2014 and will review the Sandman Inn redevelopment project at 3714 – 3744 State Street.

V. ADJOURNMENT

Chair Schwartz adjourned the meeting at 2:33 P.M.

Submitted by,

Julie Rodriguez, Planning Commission Secretary