



City of Santa Barbara Planning Division

PLANNING COMMISSION MINUTES

February 18, 2010

CALL TO ORDER:

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

ROLL CALL:

Present:

Chair Bruce Bartlett,
Commissioners Michael Jordan, John Jostes, Sheila Lodge, and Deborah L. Schwartz

Absent:

Charmaine Jacobs, Stella Larson

STAFF PRESENT:

Danny Kato, Senior Planner
Sarah Knecht, Assistant City Attorney
Steve Foley, Supervising Transportation Planner
John Ewasiuk, Principal Civil Engineer
Dru Van Hengel, Supervising Transportation Engineer
Peter Lawson, Associate Planner
Chelsey Swanson, Associate Transportation Planner
Julie Rodriguez, Planning Commission Secretary

I. ROLL CALL

II. PRELIMINARY MATTERS:

- A. Requests for continuances, withdrawals, postponements, or addition of ex-agenda items.
None.
- B. Announcements and appeals.
None.

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

Chair Bartlett opened the public hearing at 1:01 P.M. and, with no one wishing to speak, closed the hearing.

III. DISCUSSION ITEMS:

ACTUAL TIME: 1:01 P.M.

A. PUBLIC WORKS STREETS CAPITAL IMPROVEMENT PROGRAM FISCAL YEAR 2011 BUDGET

Staff will present an overview of the Draft Streets Capital Improvement Program projects and draft FY 2011 budget. A primary focus of the proposed budget is maintenance of existing City infrastructure. The presentation will include a review of the Program project prioritization criteria. Planning Commission and public input is being sought to assist staff in making final Program budget related recommendations to Council.

Case Planner: John Ewasiuk, Principal Civil Engineer
Email: JEwasiuk@SantaBarbaraCA.gov

John Ewasiuk, Principal Civil Engineer, gave the Staff presentation, joined by Dru Van Hengel, Supervising Transportation Engineer

Chair Bartlett opened the public hearing at 1:22 P.M., and with no one wishing to speak, closed the hearing.

A majority of Commissioners recommended that a ranking system be used on projects to determine priorities and suggested ranking public safety upgrades highest. Also, suggested separating 'wants' from 'needs' in determining priorities.

ACTUAL TIME: 1:30 P.M.

RECUSALS: To avoid any actual or perceived conflict of interest, Commissioner Bartlett recused himself due to his architectural firm being involved with the project.

Chair Bartlett left the dais at 1:30 P.M. and Vice Chair Jostes continued the meeting.

B. SUBSTANTIAL CONFORMANCE DETERMINATION REQUESTED BY JARRETT GORIN, AGENT FOR 803 N MILPAS STREET LLC, 803 N. MILPAS STREET, APN 031-042-028, COMMERCIAL (C-2) ZONE DISTRICT, GENERAL PLAN DESIGNATION: GENERAL COMMERCE (MST2006-00510)

The purpose of this discussion item is to inform the Planning Commission of proposed changes to the project at 803 North Milpas Street, as approved by the

Planning Commission on November 5, 2009, within the context of a request to the Community Development Director for a Substantial Conformance Determination (SCD).

The proposed change to the project would be eliminating a proposed, approximately eight-foot wide curb extension located at the southwest corner of De la Guerra and Milpas Streets and add a condition of approval requiring a in lieu fee equivalent to the amount of the eliminated curb extension.

The Community Development Director will ultimately make a determination as to whether the proposed changes are in substantial conformance with the approved project.

The purpose of the discussion is to allow the Planning Commission an opportunity to review the proposed changes to the approved project and provide input to the Community Development Department with regard to the SCD request.

Case Planner: Peter Lawson, Associate Planner
Email: PLawson@SantaBarbaraCA.gov

Peter Lawson, Associate Planner, gave the Staff presentation.

Jarrett Gorin, Vanguard Planning, gave the applicant presentation.

Chair Jostes opened the public hearing at 1:53 P.M.

The following people provided public comment:

1. Rick Feldman, Appellant
2. Jim Westby
3. David Pritchett, Chair, Transportation and Circulation Committee
4. Ralph Fertig, President, Santa Barbara Bicycle Coalition
5. Courtney Dietz, COAST (Coalition for Sustainable Transportation)
6. Mark Bradley
7. Eva Inbar, President, COAST
8. Alex Pujo

With no one else wishing to speak, the public hearing was closed at 2:13 P.M.

The majority of the Commission felt that the proposed project was not in substantial conformance with the original approved project, because the curb extensions were a necessary public benefit of the project that was approved unanimously in November 2009.

IV. ADMINISTRATIVE AGENDA

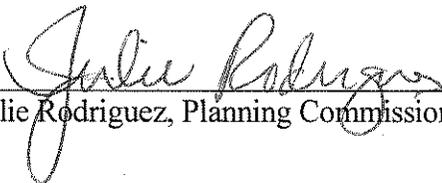
ACTUAL TIME: 2:31 P.M.

With the concurrence of the Commission, Chair Jostes deferred the Administrative Agenda to the next Planning Commission meeting, March 4, 2009.

VII. ADJOURNMENT

Chair Jostes adjourned the meeting at 2:32 P.M.

Submitted by,



Julie Rodriguez, Planning Commission Secretary