



City of Santa Barbara Planning Division

PLANNING COMMISSION MINUTES

March 18, 2010

CALL TO ORDER:

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

ROLL CALL:

Present:

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

N. Scott Vincent, Assistant City Attorney

Chelsey Swanson, Associate Transportation Planner

Kelly Brodison, Assistant Planner

Julie Rodriguez, Planning Commission Secretary

I. ROLL CALL

II. PRELIMINARY MATTERS:

A. Action on the review of the following Draft Minutes and Resolutions listed in II.A. of this Agenda:

1. Draft Minutes of March 4, 2010
2. Resolution 001-10
500 James Fowler Road

MOTION: Lodge/Jacobs

Approve the minutes and resolutions as corrected.

This motion carried by the following vote:

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

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

None.

- C. Announcements and appeals.

Mr. Kato made the following announcements:

1. On April 22, 2010 the agenda will include an additional item, the Cater Water Treatment Plan, to follow the Community Development Department Budget item.
2. The Medical Cannabis Dispensary Permit Ordinance was continued by the Ordinance Committee from March 16, 2010 to March 30, 2010.
3. Today is the PlanSB Open House at the Faulkner Gallery from 10:00 A.M to 7:00 P.M. for public release of the Draft Housing Element, Draft Land Use Element/Land Use Map, and Draft Environmental Impact report (EIR). Everyone is welcome.
4. There will be a Planning Commission training session sometime in May or June covering LEED certification and other related topics. Chair Bartlett will join Kathleen Kennedy, Associate Planner, in conducting the training.
5. The Planning Commission's decision on 803 N. Milpas Street that was appealed to City Council, and originally scheduled for January 26, 2010, has been continued to March 23, 2010. Commissioner Lodge will represent the Commission at the appeal.
6. City Council heard the appeal of the Planning Commission's decision on 3714-3744 State Street (Sandman Inn) on Tuesday and denied the appeal by a unanimous vote of the Council and upheld the Planning Commission's approval of the project.

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

Chair Bartlett, opened the public hearing at 1:06 P.M. and, with no one wishing to speak, closed the hearing.

III. CONTINUED ITEM:

ACTUAL TIME: 1:06 P.M.

APPLICATION OF KEITH RIVERA, ARCHITECT FOR POPP LLC PROPERTY, 825 DE LA VINA STREET, APN, 037-041-0024, C-2 (COMMERCIAL) ZONE, GENERAL PLAN DESIGNATION: RESIDENTIAL – 12 UNITS PER ACRE AND COMMERCIAL GENERAL COMMERCE (MST2007-00400).

This is a revised project. Changes to the project include elimination of a modification at the rear property line and architectural and landscape changes as

requested by the Planning Commission and the Architectural Board of Review. The project consists of a one-lot subdivision to create a mixed-use development with two (2) three-story buildings consisting of seven residential condominium units, three with an attached commercial space, on a 14,750 square foot lot in the C-2 zone. The residential portion of the project would be comprised of four (4) one-bedroom and three (3) two-bedroom units between 700 and 1,700 square feet in size. Three of the units will have a small commercial office space and parking is proposed within seven vertically tandem parking garages. The proposal will result in 7,877 square feet of residential area, 686 square feet of commercial area and 1,890 square feet of garage space for a total of 10,453 square feet. There would also be two (2) uncovered guest spaces and three (3) uncovered commercial spaces. Approximately 200 cubic yards of grading is required.

The discretionary application required for this project is a Tentative Subdivision Map for a one-lot subdivision to create seven (7) residential condominiums units with three (3) attached commercial office spaces (SBMC 27.07 and 27.13).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15332 which provides for in-fill development projects in urban areas.

Case Planner: Kelly Brodison, Assistant Planner
Email: KBrodison@SantaBarbaraCA.gov

Kelly Brodison, Assistant Planner, gave the Staff presentation.

Keith Rivera, gave the applicant presentation, joined by Laurie Romano, Landscape Architect.

Paul Zink, Architectural Board of Review (ABR), reiterated ABR's remaining concerns about elevation, landscaping, the rear elevation trellis, and massing. Would like to see more of an asymmetrical design but acknowledged the improvements made by the Applicant.

Chair Bartlett opened the public hearing at 1:44 P.M.

The following people spoke in support of the project:

1. Jeff Ridenour
2. Norm Popp
3. Scott Miners, Melchiori Investment Companies, LLC (neighboring properties)
4. Derek Westin

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

1. Kellam De Forest: too dense.
2. Susan Thompson: stacked parking.
3. Judy Lawrence: size and mass.
4. Susan Basham, Price Postal and Parma, on behalf of several neighbors: guest and tandem parking.

5. Don Sharpe: stacked and tandem parking; density.
6. Steve Hausz: multiple issues – submitted written comments.
7. Don Elconin: parking.

With no one else wishing to speak, the public hearing was closed at 2:15 P.M.

MOTION: Jostes/Jordan

Assigned Resolution No. 002-10

Approved the project, making the findings for the Tentative Subdivision Map and New Condominium Development 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: 1) Augment condition B.1 with the requirement that the commercial uses obtain and maintain a business license; 2) The design be revised to provide some articulated pavement treatment to enhance pedestrian access from the rear of the site to De la Vina Street; 3) ABR be provided guidance to a) evaluate a more appropriate location for trash enclosures; b) consider areas to which the front parking space might be relocated; and c) reevaluate the garage door design regarding the opening height.

This motion carried by the following vote:

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

Chair Bartlett announced the ten calendar day appeal period.

IV. ADMINISTRATIVE AGENDA

ACTUAL TIME: 3:35 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 reported on Historic Landmarks Commission meeting of March 17, 2010.
- b. Commissioner Lodge reported on the Water Commission meeting of March 8, 2010.
- c. Commissioner Jordan reported on the Single Family Design Board meeting of March 15, 2010.
- d. Commissioner Jordan reported on the Creeks Advisory Committee meeting of March 10, 2010.
- e. Commissioner Bartlett reported on the Architectural Board of Review meeting of March 8, 2010.

- f. Commissioners Bartlett and Jostes reported on attending the Advisory Group meeting of all Board and Commission Chairs and Vice Chairs on March 15, 2010.
- g. Planning Commission Secretary Rodriguez invited the public to attend the PlanSB Open House taking place at the Faulkner Gallery of the main library until 7 P.M. and referenced the website YouPlanSB.org for those that could not attend.

VII. ADJOURNMENT

Chair Bartlett adjourned the meeting at 3:43 P.M.

Submitted by,



Julie Rodriguez, Planning Commission Secretary

