



City of Santa Barbara Planning Division

PLANNING COMMISSION MINUTES

September 2, 2010

CALL TO ORDER:

Chair Bartlett called the meeting to order at 1:06 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.

Commissioner Charmaine Jacobs arrived at 1:33 P.M.

STAFF PRESENT:

Danny Kato, Senior Planner

Steve Wiley, City Attorney

N. Scott Vincent, Assistant City Attorney

Pat Kelly, City Engineer / Assistant Public Works Director

George Johnson, Senior Creeks Planner

Dan Gullett, Associate Planner

George Johnson, Senior Creeks Planner

Kelly Brodison, Assistant 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 August 19, 2010
2. Resolution 010-10
2501-2511 Medcliff Road

MOTION: Lodge/Schwartz

Approve the minutes and resolutions as corrected.

This motion carried by the following vote:

Ayes: 6 Noes: 1 Abstain: As noted. Absent: 1 (Jacobs)

Commissioner Jostes abstained from the Minutes and Resolution of August 19, 2010.

Commissioner Jordan abstained from the Minutes of August 19, 2010 and Resolution 010-010 regarding 2501-2511 Medcliff Road.

- 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 comment hearing at 1:08 P.M. and, with no one wishing to speak, closed the hearing.

III. CONSENT ITEM:

ACTUAL TIME: 1:08 P.M.

APPLICATION OF JAMES ZIMMERMAN, ARCHITECT FOR LARRY & LAUREN KURZWEIL, PROPERTY OWNERS, 1220 SHORELINE DRIVE, APN 045-214-020, E-3/SD-3 ZONES, GENERAL PLAN DESIGNATION: RESIDENTIAL, FIVE UNITS PER ACRE (MST2009-00512)

The project consists of a 770 square foot two-story addition to an existing 1,064 square foot one-story residence with an attached 379 square foot garage on a 5,663 square foot lot in the appealable jurisdiction of the Coastal Zone.

The discretionary application required for this project is a Coastal Development Permit (CDP20010-00006) to allow the proposed development in the Appealable Jurisdiction of the City's Coastal Zone (SBMC §28.44).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15301, Existing Structures.

Case Planner: Kelly Brodison, Assistant Planner

Email: KBrodison@SantaBarbaraCA.gov

Phone: 805-564-5470, ext. 4531

Commissioner Jostes requested that the Planning Commission waive the Staff Report.

MOTION: Jostes/Larson

Waive the Staff Report

This motion carried by the following vote:

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

Chair Bartlett opened the public hearing at 1:09 P.M., and with no one wishing to speak, closed the hearing.

MOTION: Jostes/Jordan

Assigned Resolution No. 011-10

Approve the project, making the findings for The Coastal Development Permit as outlined in the Staff Report, subject to the Conditions of Approval in Exhibit A of the Staff Report.

This motion carried by the following vote:

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

Chair Bartlett announced the ten calendar day appeal period.

IV. NEW ITEMS

ACTUAL TIME: 1:11 P.M.

RECUSALS: To avoid any actual or perceived conflict of interest, Commissioner Jostes recused himself due to his wife owning property in the vicinity of the project. Commissioner Jostes left the dais at 1:11 P.M.

A. APPLICATION OF CITY OF SANTA BARBARA PUBLIC WORKS DEPARTMENT, APPLICANT FOR VIRGINIA & RENA CASTAGNOLA AND FAMILY, 15 E. CABRILLO BLVD., APNS 033-111-012 & -011, HRC-2 AND SD-3 ZONES, COASTAL PLAN DESIGNATIONS: HOTEL & RELATED COMMERCE II, BUFFER/STREAM (MST2010-00033)

The proposed project involves the partial demolition of an existing 142-seat Rusty's Pizza Parlor building; construction of an approximately 1,020 square foot second story addition, 250 square foot second story balcony, and 150 square foot trash enclosure; remodel; and new creek-side landscaping. The project is associated with the approved Cabrillo Bridge Replacement Project (MST2004-00878, PC Resolution. 029-07), which includes demolition of 447 square feet of the restaurant building and the 350 square foot exterior patio over Mission Creek to facilitate replacement of the Cabrillo Bridge and provide for Mission Creek flood control improvements.

The discretionary applications required for this project are:

1. Front Setback Modification on E. Cabrillo Blvd. to allow encroachment of a two-story building into the 20 foot front setback on E. Cabrillo Blvd. (SBMC §28.22.060 & §28.92.110);
2. Front Setback Modification on Helena Ave. to allow encroachment of a two-story building into the 20 foot front setback on Helena Ave. (SBMC §28.22.060 & §28.92.110); and

3. Coastal Development Permit (CDP2010-00005) 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 15301 (Existing Facilities).

Case Planner: Dan Gullett, Associate Planner

Email: DGullett@SantaBarbaraCA.gov

Phone: 805-564-5470, ext. 4550

Dan Gullett, Associate Planner gave the Staff presentation.

Richard Six, Lenvik and Minor Architects, gave the applicant presentation.

Chair Bartlett opened the public hearing at 1:25 P.M.

Eddie Harris, President of Santa Barbara Urban Creeks Council, shared some concerns regarding the proximity of development to Mission Creek and requested a 25 foot setback from the creek for the altered building.

With no one else wishing to speak, the public hearing was closed at 1:29 P.M.

Commissioner Jacobs arrived at the dais at 1:33 P.M.

Pat Kelly, City Engineer/Assistant Public Works Director; George Johnson, Creeks Supervisor; and Steve Wiley, City Attorney, were present to respond to the Commission's questions.

MOTION: Larson/Jacobs

Assigned Resolution No. 012-10

Approve the project, making the findings for the Front Setback Modification on E. Cabrillo Boulevard, the Front Setback Modification on Helena Avenue; and the Coastal Development Permit as outlined in the Staff Report, subject to the Conditions of Approval in Exhibit A of the Staff Report with the following revision to the Conditions of Approval: 1) Construction shall be prohibited on any Friday preceding a Monday holiday.

This motion carried by the following vote:

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

Chair Bartlett announced the ten calendar day appeal period, and called for a recess at 2:32 P.M. and reconvened the meeting at 2:41 P.M.

ACTUAL TIME: 2:41 P.M.

Commissioner Jostes returned to the dais at 2:41 P.M.

B. APPLICATION OF LISA PLOWMAN, PEIKERT GROUP ARCHITECTS, AGENT FOR MADSEN FAMILY TRUST, 3626 SAN REMO DRIVE, APNS 053-231-010 & 053-231-011, E-3 AND SD-2 ZONES, GENERAL PLAN DESIGNATION: RESIDENTIAL, 5 UNITS PER ACRE, BUFFER/STREAM (MST2009-00325)

Proposal to subdivide a 66,372 square foot property into four lots ranging in size between 14,166 square feet and 16,453 square feet. The project includes demolition of the garage, studio apartment, a portion of the existing residence, shed, lath house, and driveway; and development envelopes for each new lot. The project also includes construction of a new driveway, drainage improvements, implementation of a creek restoration plan, and approximately 150 cubic yards of total grading. In addition, the project includes a view easement and preservation of the façade of the existing 3,137 square foot main residence.

The discretionary applications required for this project are:

1. Three Street Frontage Modifications to allow Parcels 1, 2, and 3 to be created with less than the required 60 feet of public street frontage (SBMC §28.15.080 and §28.92.110);
2. Three Street Frontage Waivers to allow Parcels 1, 2, and 3 to be created with no public street frontage (SBMC §22.60.300); and
3. Tentative Subdivision Map to allow the division of two parcels into four lots (SBMC Chapter 27.07).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15315 (Minor Land Divisions).

Case Planner: Dan Gullett, Associate Planner

Email: DGullett@SantaBarbaraCA.gov

Phone: 805-564-5470, ext. 4550

Dan Gullett, Associate Planner gave the staff presentation.

Nancy Madsen, Owner, made introductory remarks, followed by Lisa Plowman, Peikert Group Architects, who gave the applicant presentation.

Chair Bartlett opened the public hearing at 3:08 P.M.

The following people spoke in support of the project:

1. Eddie Harris, Santa Barbara Urban Creeks Council
2. Christina Pizarro

With no one else wishing to speak, the public hearing was closed at 3:13 P.M.

Many Commissioners expressed desire for broader public views of the existing residence from San Remo and were not supportive of the creation of Lot 4 due to its development constraints and its location between San Remo and the existing residence on Lot 3. Commissioners encouraged the applicant to pursue a three lot subdivision or a creative redesign, such as a Planned Residential Development (PRD), that would provide for additional units behind the existing residence.

The majority of Commissioners could support a three lot subdivision with the removal of Parcel 4 and development envelopes set back 50 feet from the top of bank of San Roque Creek, except for the portion of the historic structure, located less than 50 feet from the top of bank.

MOTION: Lodge/Larson

Continue the project indefinitely.

This motion carried by the following vote:

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

V. ADMINISTRATIVE AGENDA

ACTUAL TIME: 4:49 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 the Historic Landmark Committee's meeting of September 1, 2010.

b. Commissioner Jordan reported on touring the Santa Barbara Airport and seeing the construction in progress.

VII. ADJOURNMENT

Chair Bartlett adjourned the meeting at 4:52 P.M.

Submitted by,


Julie Rodriguez, Planning Commission Secretary