



City of Santa Barbara

Planning Division

PLANNING COMMISSION MINUTES

December 16, 2010

CALL TO ORDER:

Chair Bartlett called the meeting to order at 1:02 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.

STAFF PRESENT:

Danny Kato, Senior Planner
N. Scott Vincent, Assistant City Attorney
Christine F. Andersen, Public Works Director
Irene Macias, Library Director
Nancy Rapp, Parks and Recreation Director
Jill Zachary, Assistant Parks and Recreation Director
Roger Hiles, Library Services Manager
George Johnson, Creeks Division Senior Planner
John Ewasiuk, Principal Engineer
Kathleen Kefauver, Administrative Analyst
Melissa Hetrick, Environmental Analyst/Project Planner
Dan Gullett, Associate Planner
Chelsey Swanson, Assistant Transportation 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 December 2, 2010
2. 018-10
1816 State Street

MOTION: Schwartz/Larson

Approve the minutes and resolution.

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.

None.

C. Announcements and appeals.

1. Commissioners expressed appreciation for the return of Commissioner Bartlett to the Commission and pride in the effort made by Commissioners Jostes, Lodge and Jordan in pursuit of the Council's temporary appointment to City Council.

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. NEW ITEM:

ACTUAL TIME: 1:06 P.M.

**APPLICATION OF LISA PLOWMAN, PEIKERT GROUP ARCHITECTS, LLP,
AGENT FOR SECOND BAPTIST CHURCH, 1032 E. MASON ST.,
APN 017-133-005, R-2 ZONE, GENERAL PLAN DESIGNATION: RESIDENTIAL,
12 DWELLING UNITS PER ACRE (MST2009-00332)**

The proposed project includes a new two-story, six-unit affordable senior apartment building in the existing Second Baptist Church parking lot. Each new unit would have one-bedroom and 540 square feet of floor area. The lot is currently developed with a 2,265 square foot church and an existing two-story 2,319 square foot residential duplex. The project includes converting the 1,599 square foot ground floor duplex unit to church use. The existing 720 square foot second floor "care taker's unit" would remain. The seven resulting rental dwelling units would be price restricted for low income seniors. The project would result in 3,864 square feet of non-residential use and 3,960 square feet of residential use on the 24,872 square foot lot. Twenty-two (22) automobile parking spaces and four bicycle spaces would be provided. State Density Bonus concessions and incentives were requested to allow a six-unit building in the R-2 Zone, outdoor living space consistent with the R-3/R-4 Zone requirements, and parking in the front setback.

The discretionary applications required for this project are:

1. Parking Modification to allow a reduction in the required parking (SBMC §28.92.110);

2. Front Setback Modification to allow encroachment of bicycle parking in the front setback (SBMC §28.92.110);
3. Conditional Use Permit to allow church use in the R-2 Zone (SBMC §28.94.030); and
4. Development Plan for the conversion of 1,599 sf of residential space to non-residential use (SBMC §28.87.300).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15332 (Infill Development Projects).

Case Planner: Dan Gullett, Associate Planner

Email: DGullett@SantaBarbaraCA.gov

Phone: 805-564-5470, ext. 4550

Dan Gullett, Associate Planner, gave the Staff presentation.

Lisa Plowman, Peikert Group Architects, gave the applicant presentation, prefaced by remarks by Pastor Wallace Shepherd, Jr. Alicia Brown Lawson was also available to answer any of the Commission's questions.

Chair Bartlett opened the public hearing at 1:32 P.M.

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

1. Ruben Gil, neighbor, concerned with insufficient parking to meet an impacted neighborhood.
2. Betsy Cramer, neighbor, concerned with insufficient parking. Would like the Pepper Tree and Palm Tree to remain.

With no one else wishing to speak, the public hearing was closed at 1:36 P.M.

Commissioner Jacobs left the dais at 2:28 P.M.

MOTION: Jostes/Lodge

Assigned Resolution No. 019-10

Approved the project, making the findings for the Modifications, Conditional Use Permit, and Development Plan 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) Eliminate the two parking spaces closest to Voluntario Street, reducing total automobile parking by two spaces; 2) Add a specimen tree in area referenced on the site plan as parking space #1; and 3) Encourage the inclusion of permeable pavement in the parking lot, as appropriate, subject to ABR review.

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. DISCUSSION ITEM:

ACTUAL TIME: 2:51 P.M.

DRAFT FISCAL YEAR 2010 - 2011 CAPITAL IMPROVEMENT PROGRAM

The City has prepared the Draft 2012-2017 Capital Improvement Program (CIP) identifying City capital projects that address the City's infrastructure and major equipment needs over the 6-year planning period. The CIP will be reviewed by the Finance Committee and approved by City Council. The Council will ultimately adopt an annual Operating and Capital budget for the coming fiscal year that will include the CIP projects and Streets Capital Improvement Program projects.

The CIP is being presented to the Planning Commission for the first time this year and includes the Street Capital Program review and approval process as required by the City's Circulation Element. The streamlined process provides the Planning Commission the opportunity to review and comment on the Street Capital Program and other Draft CIP projects. The Transportation Circulation Committee and the public have provided input regarding future Streets Capital Improvement projects and related Program budget development. Other Committees, Boards and Commissions that review and advise the City Council on various program areas have reviewed the CIP projects in their purview and have provided recommendations to the City Council.

Case Planner: Christine F. Andersen, Public Works Director
Email: CAndersen@SantaBarbaraCA.gov

Phone: 805-564-5378

Christine F. Andersen, Public Works Director, gave the Staff presentation joined by Staff from various departments who were available to answer any Planning Commission questions.

Chair Bartlett opened the public hearing at 3:17 P.M., and with no one wishing to speak, closed the public hearing.

The Planning Commission was most intrigued by the order in which capital improvement projects are put in priority. The Commission thanked Ms. Andersen and attending Staff and expressed appreciation for Public Work's success in the acquisition of grants to offset capital improvement projects.

V. ADMINISTRATIVE AGENDA

ACTUAL TIME: 4:03 P.M.

A. Committee and Liaison Reports.

1. Staff Hearing Officer Liaison Report

Commissioner Larson reported on the Staff Hearing Officer meetings held on December 1 and December 15, 2010.

2. Other Committee and Liaison Reports

a. Commissioner Lodge reported on the Water Commission meetings of November 8, 2010 and December 13, 2010.

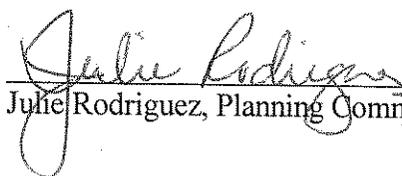
b. Commissioner Lodge reported on the Airport Commission Meeting of December 15, 2010.

c. Commissioner Bartlett expressed his appreciation for being 2010 Chair and for returning to the Planning Commission for another term.

VII. ADJOURNMENT

Chair Bartlett adjourned the meeting at 4:14 P.M.

Submitted by,


Julie Rodriguez, Planning Commission Secretary

