



City of Santa Barbara Planning Division

PLANNING COMMISSION MINUTES

March 3, 2011

CALL TO ORDER:

Chair Jostes called the meeting to order at 1:01 P.M.

I. ROLL CALL

Chair John Jostes, Vice Chair Sheila Lodge, Commissioners Bruce Bartlett, Mike Jordan, and Stella Larson.

Absent: Commissioners Charmaine Jacobs and Deborah L. Schwartz

STAFF PRESENT:

Danny Kato, Senior Planner
N. Scott Vincent, Assistant City Attorney
Melissa Hetrick, Project Planner
Andrew Bermond, Associate Planner
Peter Lawson, Associate 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 February 3, 2011
2. Resolution 001-11
2915 De la Vina Street
3. Draft Minutes of February 17, 2011
4. Resolution 002-11
1519 Shoreline Drive

MOTION: Larson/Jordan

Approve the minutes of February 3 and 17, 2011 as corrected.

This motion carried by the following vote:

Ayes: 5 Noes: 0 Abstain: As noted. Absent: 2 (Jacobs, Schwartz)

Commissioner Jordan abstained from the Minutes of February 17, 2011.

MOTION: Jordan/Larson

Approved Resolution 001-11 with striking of the word 'probably' in paragraph 'g' of Page 3.

This motion carried by the following vote:

Ayes: 4 Noes: 0 Abstain: 1. (Bartlett) Absent: 2 (Jacobs, Schwartz)

Commissioner Bartlett abstained from Resolution 001-11 and related minutes of February 3, 2011.

MOTION: Barlett/Lodge

Approved Resolution 002-11.

This motion carried by the following vote:

Ayes: 4 Noes: 0 Abstain: 1 (Jordan) Absent: 2 (Jacobs, Schwartz)

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

None.

- C. Announcements and appeals.

Mr. Kato announced that the Planning Commission's decision on the SHO appeal for 2915 De la Vina Street heard on February 3, 2011, has been appealed to City Council and will be heard on April 12, 2011.

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

Chair Jostes opened the public hearing at 1:12 P.M. and, with no one wishing to speak, closed the hearing.

III. NEW ITEMS:

ACTUAL TIME: 1:13 P.M.

- A. **APPLICATION OF SETH SHANK, SANTA BARBARA COUNTY FLOOD CONTROL DISTRICT, 500 JAMES FOWLER ROAD, 073-045-003, A-I-1 G-S-R, S-D-3, AIRPORT INDUSTRIAL, GOLETA SLOUGH RESERVE, AND COASTAL OVERLAY ZONES, GENERAL PLAN DESIGNATION: MAJOR PUBLIC AND INSTITUTION AND RECREATIONAL OPEN SPACE (MST 2010-000379, CDP2010-00008)**

The Goleta Slough Sediment Basin Dredging Project consists of the continued maintenance of two sediment basins in the Goleta Slough immediately south of Hollister Avenue on Santa Barbara Airport property. Specifically the project would involve dragline desilting of approximately 21,300 cubic yards of sediment from a crane staged on the adjacent access road, stockpiling sediment, hauling sediment off-

site. Generally dredging at each site would occur once every 2 years. One site would be dredged at a time. However emergency dredging would occur as needed.

This project is part of a larger Flood Control effort that dredges five sediment basins (three in County jurisdiction and two in the City of Santa Barbara), as well as two sediment disposal sites in unincorporated Santa Barbara County. The Tecolotito Creek and Carneros Creek sediment basins are the only portion of this effort in City of Santa Barbara jurisdiction. The purpose of this effort is to prevent the loss of life and property that could occur during peak storm flooding and to prevent the gradual sedimentation of the Goleta Slough.

The discretionary applications required for this project are a Coastal Development Permit and a Goleta Slough Coastal Development Permit (CDP2010-00008) to allow the continued routine dredging of the Tecolotito Creek and Carneros Creek Sediment Basins in the Appealable Jurisdiction of the City's Coastal Zone (SBMC §28.45.009 and §29.25.030).

The Planning Commission will review a Final Subsequent Environmental Impact Report as a responsible agency with permit authority for the portion of the project in City of Santa Barbara jurisdiction pursuant to the California Environmental Quality Act Guidelines §15096.

Case Planner: Andrew Bermond, Assistant Planner
Email: ABermond@SantaBarbaraCA.gov

Phone: 805-692-6032

Andrew Bermond, Assistant Planner, gave the Staff presentation. Seth Shank and Maureen Spencer, County Flood Control District; were available for answering any of the Planning Commission's questions.

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

Courtney Seepie, The Towbes Group, spoke in support of the project.

With no one else wishing to speak, the public hearing was closed at 1:28 P.M.

MOTION: Lodge/Larson **Assigned Resolution No. 003-11**
Approved the project, making the findings for the Coastal Development Permit and Goleta Slough Coastal Development Permit as outlined in the Staff Report.

This motion carried by the following vote:

Ayes: 5 Noes: 0 Abstain: 0 Absent: 2 (Jacobs, Schwartz)

Chair Jostes announced the ten calendar day appeal period.

ACTUAL TIME: 1:32 P.M.

B. APPLICATION OF PATSY STADELMAN, BROWNSTEIN HYATT FARBER SCHRECK, LLP, AGENT FOR ANDREW M. SEYBOLD, 415 ALAN ROAD, APN 041-091-024, A-1/SD-3, ONE-FAMILY RESIDENCE AND COASTAL OVERLAY ZONES, GENERAL PLAN DESIGNATION: RESIDENTIAL, ONE UNIT PER ACRE (MST2009-00083)

The project consists of a lot split of a 1.37 acre parcel that is currently developed with a single family residence with a garage. The lot split would result in the creation of one 45,056 square foot lot (Proposed Parcel A), with the existing single-family residence remaining on this lot, and one 14,601 square foot lot (Proposed Parcel B), which would be vacant. A development restriction of a single story, 2,000 square foot (s.f.) maximum size residence with a 500 s.f. garage, which would be constructed on slopes of less than 20% is proposed for Parcel B. Access to each of the proposed lots would be from Alan Road.

A General Plan/Local Coastal Plan Amendment and a Rezone for the proposed northern lot (Proposed Parcel B) were initiated by City Council on November 10, 2009.

The discretionary applications required for this project are the following:

Actions requiring a recommendation by the Planning Commission to the City Council, and subsequent approval by the City Council and/or Coastal Commission:

1. General Plan Amendment to change the land use designation of the newly created vacant lot (Proposed Parcel B) from Residential, one unit per acre to Residential, three units per acre, (14,520 sq. ft. per unit) (SBMC §28.07); and
2. Local Coastal Plan Amendment to change the land use designation of the newly created vacant lot (Proposed Parcel B) from Residential, one unit per acre to Residential, three units per acre, (14,520 sq. ft. per unit) (SBMC §28.07) and to change the zoning map designation as described below; and
3. Zoning Map Amendment to rezone proposed Parcel B from A-1/ SD-3 (Single Family Residential), to E-3/ SD-3 (Single Family Residential) (SBMC, §28.92.020).

Actions by the Planning Commission, contingent upon recommendation of the actions listed above:

4. A Lot Area Modification to allow proposed Parcel A to be less than the required lot size of 1.5 acres necessary to be consistent with the slope density (SBMC §28.92.026.A); and
5. A Tentative Subdivision Map to allow the division of one (1) lot into two (2) parcels (SBMC 27.07).

6. A Coastal Development Permit for the development within the non-appellable jurisdiction of the 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 15061(b)(3).

Case Planner: Peter Lawson, Associate Planner

Email: PLaweson@SantaBarbaraCA.gov Phone: 805-564-5470, ext. 4565

Peter Lawson, Associate Planner, gave the Staff presentation.

Steve Amerikaner, Counsel for the Applicant, gave the applicant presentation, joined by Andrew Seybold, Applicant, and Patsy Stadelman, AICP, Land Use Planner, Brownstein Hyatt Farber Schreck, LLP.

Chair Jostes opened the public hearing at 2:01 P.M.

Julie Bowden, neighbor, spoke to the Commission with concerns and asked that if the Planning Commission approves the development, that the building structure be moved downward toward Hendry's Beach, and build back into the hillside to allow for more natural view preservation.

With no one else wishing to speak, the public hearing was closed at 2:03 P.M.

In response to Commissioner Jordan's inquiry regarding future development on Parcel B, Mr. Amerikaner stated that the Applicant is prepared to include a deed restriction on Parcel B that would limit the size of the future development.

Some Commissioners expressed support for the project, with elimination of Condition D.4., the inclusionary fee, and one Commissioner supported recording a deed restricting the amount of development on Parcel B offered by the Applicant. Three of the Commissioners were concerned with the request for a Lot Area Modification for Parcel A and could not make the findings for a positive recommendation to City Council for the General Plan and Local Coastal Plan Amendment.

Because the Commission was divided on the project, Scott Vincent recommended that the Planning Commission first determine their recommendation to Council on the General Plan Amendment, the Zoning Map Amendment, and the Local Coastal Map Amendment; then determine a decision on the permit requests for the project.

STRAW POLL:

Support for the General Plan Amendment, Local Coastal Plan Amendment and Zoning Map Amendment.

Ayes: 2 (Barlett, Jordan) Noes: 3 (Larson, Lodge, Jostes) Abstain: 0
Absent: 2 (Jacobs, Schwartz)

STRAW POLL:

Presuming that a General Plan Amendment were approved by City Council, could the Commission make findings for the Lot Area Modification to accommodate the project to be consistent with zoning and the General Plan as changed.

Ayes: 2 (Barlett, Jordan) Noes: 3 (Larson, Lodge, Jostes) Abstain: 0
Absent: 2 (Jacobs, Schwartz)

MOTION: Lodge/Larson

Assigned Resolution No. 004-11

Recommendation that City Council not adopt the General Plan Amendment, Zoning Map Amendment and Local Coastal Plan Amendment

This motion carried by the following vote:

Ayes: 3 Noes: 2 (Bartlett, Jordan) Abstain: 0 Absent: 2 (Jacobs, Schwartz)

MOTION: Lodge/Larson

Assigned Resolution No. 004-11

Deny the Lot Area Modification, the Tentative Subdivision Map, and the Coastal Development Permit because the Planning Commission could not make the findings for a positive recommendation to City Council.

This motion carried by the following vote:

Ayes: 3 Noes: 2 (Barlett, Jordan) Abstain: 0 Absent: 2 (Jacobs, Schwartz)

Chair Jostes announced the ten calendar day appeal period.

IV. ADMINISTRATIVE AGENDA

ACTUAL TIME: 3:13 P.M.

A. Committee and Liaison Reports.

1. Staff Hearing Officer Liaison Report

Commissioner Larson reported on the Staff Hearing Officer meeting held on February 23, 2011.

2. Other Committee and Liaison Reports

- a. Commissioner Larson reported on the Sustainability Committee meeting held on February 28, 2011.
- b. Commissioner Larson reported on the Historic Landmarks Commission meeting held on March 2, 2011.
- c. Commissioner Lodge reported on the Airport Commission meeting of February 16, 2011.

VII. ADJOURNMENT

MOTION: Barlett/Lodge

Adjourn the meeting of March 3, 2011.

This motion carried by the following vote:

Ayes: 5 Noes: 0 Abstain: 0 Absent: 2 (Jacobs, Schwartz)

Chair Jostes adjourned the meeting at 3:19 P.M.

Submitted by,



Julie Rodriguez, Planning Commission Secretary

