



City of Santa Barbara Planning Division

PLANNING COMMISSION MINUTES

May 5, 2011

CALL TO ORDER:

Chair Jostes called the meeting to order at 1:02 P.M.

I. ROLL CALL

Chair John Jostes, Vice Chair Sheila Lodge, Commissioners Bruce Bartlett, Charmaine Jacobs, Mike Jordan, Stella Larson, and Deborah L. Schwartz.

Commissioner Jacobs arrived at 1:21 P.M.

STAFF PRESENT:

Danny Kato, Senior Planner
Debra Andaloro, Senior Planner
Susan Reardon, Senior Planner
N. Scott Vincent, Assistant City Attorney
Allison De Busk, Project Planner
Melissa Hetrick, Project 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 April 14, 2011
2. Resolution No. 009-11
900 Calle de los Amigos
3. Draft Minutes of April 21, 2011
4. Resolution No. 010-11
2550 Treasure Drive

MOTION: Jordan /Schwartz

Approve the minutes of April 14, 2011 and resolution 009-11 as corrected.

This motion carried by the following vote:

Ayes: 5 Noes: 0 Abstain: 1 (Larson). Absent: 1 (Jacobs)

MOTION: Schwartz/Jordan

Approve the minutes of April 21, 2011 and resolution 010-11 as corrected.

This motion carried by the following vote:

Ayes: 5 Noes: 0 Abstain: As noted. Absent: 1 (Jacobs)

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

None.

- C. Announcements and appeals.

Mr. Kato made the following announcements:

1. The Planning Commission's approval of 900 Calle de Los Amigos (Valle Verde Retirement Community) has been appealed to City Council.
2. The Single Family Design Board's (SFDB) approval of 1233 Mission Ridge has been appealed to City Council.

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

Chair Jostes opened the public hearing at 1:21 P.M. and, with no one wishing to speak, closed the hearing.

III. DISCUSSION ITEM

ACTUAL TIME: 1:21 P.M.

CITY OF SANTA BARBARA MASTER ENVIRONMENTAL ASSESSMENT (MEA) AND ASSOCIATED ENVIRONMENTAL REVIEW DOCUMENTS.
Continued from April 7, 2011.

The Planning Commission held a public meeting to discuss the review, restructuring, and where necessary, revisions to the City's Master Environmental Assessment (MEA) and associated environmental review documents. The purpose of the meeting was to familiarize the Planning Commission and interested parties with existing environmental review procedures and documents, and provide information relative to the updating project currently underway, including project objectives, streamlining goals, and an outline and status for each of the anticipated work products.

Case Planner: Debra Andalaro, Senior Planner

Email: DAndalaro@SantaBarbaraCA.gov

Phone: 805-564-5470, ext. 4569

Debra Andalaro, Senior Planner, gave the Staff presentation, joined by Susan Reardon, Senior Planner; Melissa Hetrick, Project Planner; and Allison Debusk, Project Planner.

The Commission saw a demonstration of how the MEA is utilized as a part of preliminary environmental review and appreciated the technology that is now available. Some concerns

included historic resource evaluation and protection, as well as the level of plans and policy analysis contained in environmental documents.

The Planning Commission unanimously supported the direction that Staff is moving in with the MEA documents.

IV. SUBSTANTIAL CONFORMANCE DETERMINATION:

ACTUAL TIME: 2:40 P.M.

RECUSALS: To avoid any actual or perceived conflict of interest, Commissioner Jostes recused himself from hearing this item due to his wife owning property in the vicinity of the project.

Chair Jostes left the dais at 2:40 P.M. and did not return. Vice-Chair Lodge presided over the remainder of the meeting.

APPLICATION OF RICK FOGG, AGENT FOR RODNEY JAMES SHULL FOUNDATION, 12 E MONTECITO STREET, APN 033-051-019, HRC-2/SD-3 ZONES, GENERAL PLAN DESIGNATION: HOTEL AND RELATED COMMERCE (MST95-00034)

The Planning Commission held a discussion and provided input to the Community Development Director regarding a potential substantial conformance determination of a Coastal Development Permit, Development Plan Approval, Modifications, Conditional Use Permit and Development Agreement, which includes changes to the site plan, and floor plans associated with the 100-bed Youth Hostel project, located at 12 E Montecito Street (MST95-00034), which is currently under construction. **The Planning Commission did not take formal action on the development proposal. The Planning Commission made a recommendation to the Community Development Director.**

Case Planner: Peter Lawson, Associate Planner

Email: PLawson@SantaBarbaraCA.gov

Phone: 805-564-5470, ext. 4565

Peter Lawson, Associate Planner, gave the Staff presentation.

Rick Fogg, Agent, did not give an Applicant presentation, but remained available to answer any of the Planning Commission's questions. Clay Aurell, Architect, was also available to answer any questions.

Chair Lodge opened the public hearing at 2:50 P.M.

Mark Romasanta, Owner of Harbor View Inn, spoke in support of the substantial conformance determination and asked that the project move forward.

With no one else wishing to speak, the public hearing was closed at 2:52 P.M.

The Planning Commission unanimously recommended approval to the Community Development Director of the Substantial Conformance Determination.

V. **CONSENT ITEM:**

ACTUAL TIME: 3:30 P.M.

RECUSALS: To avoid any actual or perceived conflict of interest, Commissioner Jordan rescused himself from hearing this item due to living in close proximity to the project.

Commissioner Jordan left the dais at 3:30 P.M. and did not return.

APPLICATION OF MICHELLE MCTOLDRIDGE AGENT FOR ALEX MCGEEVER, 2409 MEDCLIFF DRIVE, APN 041-330-045, E-3/SD-3 SINGLE FAMILY RESIDENTIAL /COASTAL OVERLAY ZONES, GENERAL PLAN DESIGNATION: RESIDENTIAL 5 UNITS/ACRE (MST2011-00045/CDP2011-00002)

The project consists of a new 500 net square foot garage with roof mounted solar panels, a new driveway approach, the conversion of the existing garage to habitable space, removal of existing driveway and approach, new landscaping, a new outdoor shower, and the addition of a new second floor balcony for an existing two-story single-family residence.

The discretionary application required for this project is a Coastal Development Permit (CDP2011-00002) to allow the proposed development in the Appealable Jurisdiction of the City's Coastal Zone (SBMC §28.45.009);

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: Suzanne Riegle, Assistant Planner

Email: SRiegle@SantaBarbaraCA.gov

Phone: 805-564-5470, ext. 2687

Mr. Kato requested that the Planning Commission waive the Staff Report.

MOTION: Larson/Schwartz

Waive the Staff Report

This motion carried by the following vote:

Ayes: 5 Noes: 0 Abstain: 0 Absent: 2 (Jordan, Jostes)

Michele McToldridge, gave the applicant presentation.

Chair Lodge opened the public hearing at 3:32 P.M.

Ms. Riegler acknowledged receipt of letters from Mark Hansen and Paula Westbury expressing concerns about the project.

Ann Bronstein commented on neighborhood incompatibility and requested further design review to address architectural concerns with the front of the house.

With no one else wishing to speak, the public hearing was closed at 3:37 P.M.

MOTION: Bartlett/Schwartz

Assigned Resolution No. 011-11

Approved the project, making the findings for 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 revisions to the Conditions of Approval: 1) strike condition B.4.; and 2) strike condition C.2.b.

This motion carried by the following vote:

Ayes: 5 Noes: 0 Abstain: 0 Absent: 2 (Jordan, Jostes)

Chair Lodge announced the ten calendar day appeal period.

VI. ADMINISTRATIVE AGENDA

ACTUAL TIME: 3:50 P.M.

A. Committee and Liaison Reports.

1. Staff Hearing Officer Liaison Report

Commissioner Larson reported on the Staff Hearing Officer meeting of May 4, 2011.

2. Other Committee and Liaison Reports

a. Commissioner Jacobs announced First Thursday taking place in the Downtown area.

b. Commissioner Larson reported on the Historic Landmarks Committee meeting of April 27, 2011.

c. Commissioner Bartlett reported that City Council heard the appeal of the Planning Commission's approval of the Highway 101 Operational Improvements Salinas Ramps Coastal Development Permit and upheld the Planning Commission's decision.

VII. ADJOURNMENT

Chair Lodge adjourned the meeting at 3:53 P.M.

Submitted by,



Julie Rodriguez, Planning Commission Secretary