



# City of Santa Barbara Planning Division

## PLANNING COMMISSION MINUTES

June 16, 2011

### CALL TO ORDER:

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

### I. ROLL CALL

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

Commissioner Schwartz arrived at 1:03 P.M.

Commissioner Jacobs arrived at 1:16 P.M.

Absent: Commissioner Sheila Lodge

### STAFF PRESENT:

Danny Kato, Senior Planner

N. Scott Vincent, Assistant City Attorney

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. Resolution 011-11  
2409 Medcliff Drive
2. Draft Minutes of June 2, 2011

#### MOTION: Schwartz/Bartlett

Approve the minutes and resolution as corrected.

This motion carried by the following vote:

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

Commissioner Jordan abstained from Resolution 011-11.

Commissioners Barlett and Lodge abstained from the Minutes related to Cottage Hospital Discussion Items IV.A. and B.

- 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 900 Calle de Los Amigos that was appealed to City Council was heard on Tuesday, June 14, 2011 and that City Council denied the appeal and upheld the Planning Commission's decision with some additional conditions.

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

Chair Jostes opened the public hearing at 1:04 P.M. and, with no one wishing to speak, closed the hearing.

**III. NEW ITEM:**

**ACTUAL TIME: 1:05 P.M.**

**RECUSALS:** To avoid any actual or perceived conflict of interest, Commissioner Bartlett recused himself due to his firm being under contract with the Housing Authority on another project.

Commissioner Bartlett left the dais at 1:06 P.M. and did not return.

**APPLICATION OF PETE EHLEN, ARCHITECT FOR THE HOUSING AUTHORITY OF SANTA BARBARA, 702 LAGUNA STREET, 031-092-023, R-3 ZONE, GENERAL PLAN DESIGNATION: RESIDENTIAL 12 UNITS PER ACRE (MST2010-00288)**

The project consists of a proposal for approximately 7,118 square feet of one and two-story non-residential additions at an existing Housing Authority maintenance facility. There is also an existing 20 unit apartment complex on site with 30 parking spaces. The proposed non-residential additions consist of a 2,952 square foot first floor addition and a 2,577 square foot second floor addition to the existing 990 square foot storage building (Building A), and a 1,589 square foot one-story addition to the existing 4,184 square foot maintenance building (Building B). There are 63 total parking spaces proposed. Approximately 2,000 cubic yards of grading is proposed consisting of 1,200 cubic yards of cut and 800 cubic yards of fill.

The discretionary applications required for this project are:

1. A Conditional Use Permit Amendment to allow additions to an existing quasi-public facility (Housing Authority Maintenance Building) in an R-3 Zone (SBMC §28.94.030.X); and

2. A Development Plan to allow the construction of 5,108 square feet of nonresidential development (SBMC §28.87.300); and
3. A Transfer of Existing Development Rights per SBMC§28.95.020 for receiving and sending sites.

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

Case Planner: Kelly Brodison, Assistant Planner

Email: KBrodison@SantaBarbaraCA.gov

Phone: 805-564-5470, ext. 4531

Kelly Brodison, Assistant Planner, gave the Staff presentation.

Rob Pearson, Executive Director, Housing Authority of Santa Barbara, gave introductory remarks, followed by Pete Ehlen, Architect, who gave the Applicant presentation.

Chair Jostes opened the public hearing at 1:25 P.M. and with no one wishing to speak, the public hearing was closed.

Some Commissioners suggested that the Applicant consider inclusion of a vehicle charging station.

**MOTION: Schwartz/Larson**

**Assigned Resolution No. 012-11**

Approved the project, making the findings for the Conditional Use Amendment, Development Plan, and Transfer of Existing Development Rights as outlined in section VII. of the Staff Report, subject to the Conditions of Approval in Exhibit A of the Staff Report.

This motion carried by the following vote:

Ayes: 5 Noes: 0 Abstain: 0 Absent: 2 (Bartlett, Lodge)

Chair Jostes announced the ten calendar day appeal period.

**IV. ADMINISTRATIVE AGENDA**

**ACTUAL TIME: 1:35 P.M.**

**E. Committee and Liaison Reports.**

1. Staff Hearing Officer Liaison Report

None was given.

2. Other Committee and Liaison Reports

- a. Commissioner Jacobs reported that the Airport Gala would be taking place on Friday, June 17, 2011 with the Public Open House following on Sunday, June 19, 2011. Additional information could be found at FlySBA.com.

V. ADJOURNMENT

Chair Jostes adjourned the meeting at 1:37 P.M.

Submitted by,

  
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Julie Rodriguez, Planning Commission Secretary