



City of Santa Barbara

Planning Division

PLANNING COMMISSION MINUTES

September 8, 2011

CALL TO ORDER:

Chair Jostes called the meeting to order at 10:01 a.m.

I. ROLL CALL

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

Absent: Commissioner Charmaine Jacobs

STAFF PRESENT:

Danny Kato, Senior Planner
Susan Reardon, Senior Planner
Renee Brooke, Senior Planner
N. Scott Vincent, Assistant City Attorney
Dan Gullett, Associate Planner
Gabriela Feliciano, Commission Secretary

II. PRELIMINARY MATTERS:

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

Senior Planner Danny Kato announced that Item IV, 404 William Moffett Place, was continued to September 22, 2011.

B. Announcements and appeals.

Mr. Kato announced that the meeting of September 15, 2011, was cancelled and the Commission will next meet at a Special Meeting on September 22, 2011.

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

Chair Jostes opened the public hearing at 10:03 a.m. and, with no one wishing to speak, closed the public hearing.

III. STAFF HEARING OFFICER APPEAL:

ACTUAL TIME: 10:03 A.M.

APPLICATION OF PAUL ZINK, ARCHITECT FOR DOUGLAS FOSTER, 502 E. MICHELTORENA ST., APN 029-031-001, R-2 ZONE, GENERAL PLAN DESIGNATION: RESIDENTIAL, 12 UNITS PER ACRE (MST2011-00186)

The applicant proposes to demolish an existing detached 182 square foot single-car garage and construct a new 185 square foot attached single-car garage in the interior setback, and construct a 426 square foot single-story addition to the existing 900 square foot single-family residence, on a 5,194 square-foot lot. This is an appeal of the Staff Hearing Officer's denial of the requested Modifications on July 13, 2011.

The discretionary applications required for this project are:

1. A Modification to allow the new garage to encroach into the three-foot interior setback (SBMC Sections 28.18.060 & 28.92.110); and
2. A Modification of the R-2 Zone Open Yard standards (SBMC Sections 28.18.060 & 28.92.110).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Sections 15301 (Existing Facilities) and 15305 (Minor Alterations in Land Use Limitations).

Case Planner: Daniel Gullett, Associate Planner

Email: DGullett@SantaBarbaraCA.gov

Phone: 805-564-5470, ext. 4550

Daniel Gullett, Associate Planner gave the Staff presentation. Susan Reardon, Staff Hearing Officer, and Renee Brooke, Senior Planner, were available to respond to any questions.

Paul Zink, Architect, gave the Appellant presentation.

Chair Jostes opened the public hearing at 10:54 a.m. and, with no one wishing to speak, closed the public hearing.

MOTION: Bartlett/Lodge

Assigned Resolution No. 017-11

Uphold the appeal and approve the modification requests for the open yard and garage encroachment into the interior side yard setback subject to the condition that the project shall be designed in a manner that would result in one residential unit.

This motion carried by the following vote:

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

Chair Jostes announced the ten calendar day appeal period.

Chair Jostes recessed at 11:29 A.M. and reconvened at 11:37 .A.M.

IV. CONSENT ITEM –CONTINUED TO SEPTEMBER 22, 2011:

APPLICATION OF ROGER RONDEPIERRE, ATLANTIC AVIATION, 404 WILLIAM MOFFETT PLACE, 073-045-003, A-F, S-D-3, AIRPORT FACILITIES AND COASTAL OVERLAY ZONES, GENERAL PLAN DESIGNATION: MAJOR PUBLIC AND INSTITUTION (MST2011-00270, CDP2011-00008)

The project consists of the installation of three 2,820 square foot prefabricated hangars on existing paved aircraft parking ramp at Atlantic Aviation’s leasehold on Santa Barbara Airport property. The project would replace five aircraft tie-down spaces with three general aviation T-hangars (small airplane hangars shaped like a capital “T”). These hangars would be owned by Atlantic Aviation and leased to airplane owners who want a secure, enclosed space for their airplane. The new hangars will replace three older T-hangars that were removed as part of construction of the new Airline Terminal.

The discretionary application required for this project is a Coastal Development Permit (CDP2011-00008) to allow construction of three prefabricated T-hangars 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 Guidelines Section 15303(c).

Case Planner: Laurie Owens, Project Planner
Email: LOwens@SantaBarbaraCA.gov

Phone: 805-692-6032

This item was continued two weeks to the September 22, 2011, meeting.

V. NEW ITEM:

ACTUAL TIME: 11:37 A.M.

RECUSALS: To avoid any actual or perceived conflict of interest, Commissioner Jordan recused himself from hearing the item due to project proximity to residence.

APPLICATION OF JILL ZACHARY, AGENT FOR THE CITY OF SANTA BARBARA, END OF MESA LANE, 041-033-0RW, E-3/S-D-3, SINGLE FAMILY RESIDENCE/COASTAL OVERLAY ZONES, GENERAL PLAN DESIGNATION: BEACH/COASTAL ACCESS (MST2011-00280)

The proposed project involves replacement of a portion of the Mesa Lane Stairs and its foundation on the beach that are damaged due to wear and tear from the beach tidal environment and the types of rebar and concrete used in its construction. The stairs have existed since 1982 and are an important beach access for Mesa residents. The existing stairs and support structures would be replaced with new stainless steel stairs and handrails, supported by 12” diameter stainless steel piles in holes drilled into bedrock and grouted in

place with concrete. The existing concrete stairs would be replaced with new concrete stairs that would be founded about 4.5 feet into bedrock. The lower part of the stainless steel stairs would be supported by 12" diameter stainless steel piles in holes drilled into bedrock and grouted in place with concrete. The concrete would be a specific mix that is less subject to erosion by sea water and the rebar would be covered in a special epoxy to minimize rust. The total footprint at beach level would be about 50 sq. ft. Depending on funding, construction should occur in 2012 or 2013. It will be necessary to entirely close the stairs for the duration of construction. Construction will take about three (3) months, from the day after Labor Day to no later than November 30th. Construction staging will be at Arroyo Burro Beach County Park in the overflow parking area. Most construction will use the beach to access the construction area. Concrete trucks may pump concrete from the top of the stairs. If so, they will be required to park on the path to the stairs to retain vehicular access at the intersection of Mesa Lane and Edgewater Way. Provisions have been included in the detailed project description to avoid any effects from crossing the mouth of Arroyo Burro Creek.

The discretionary application required for this project is a Coastal Development Permit (CDP2011-00010) 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 15302.

Case Planner: Jan Hubbell, Parks Project Manager
Email: JHubbell@SantaBarbaraCA.gov

Phone: 805-564-5440

Jan Hubbell, Parks Project Manager, gave the Staff presentation.

Jill Zachary, Assistant Parks & Recreation Director, gave the applicant presentation.

Lesley Wiscomb, Chair of Parks and Recreation Commission, spoke in support of Staff's recommendations.

Chair Jostes opened the public hearing at 11:53 a.m. and, with no one wishing to speak, closed the public hearing.

MOTION: Lodge/Larson

Assigned Resolution No. 018-11

Approved 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, with the following addition to the Conditions of Approval: an anti-graffiti finish shall be applied on solid surfaces.

This motion carried by the following vote:

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

Chair Jostes announced the ten calendar day appeal period.

VI. ADMINISTRATIVE AGENDA

ACTUAL TIME: 12:02 P.M.

D. Committee and Liaison Reports.

1. Staff Hearing Officer Liaison Report

Commissioner Larson reported on the Staff Hearing Officer meeting held on September 7, 2011.

2. Other Committee and Liaison Reports

a. Commissioner Schwartz reported on the Downtown Parking Committee meeting held on September 8, 2011.

b. Commissioner Larson reported on the Historic Resources Element Task Force with respect to implementations and definitions.

VII. ADJOURNMENT

Chair Jostes adjourned the meeting at 12:04 P.M.

Submitted by,



Gabriela Feliciano, Commission Secretary