



# City of Santa Barbara Planning Division

## PLANNING COMMISSION MINUTES

October 6, 2011

### CALL TO ORDER:

Chair Jostes called the meeting to order at 1:04 P.M.

### 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  
N. Scott Vincent, Assistant City Attorney  
Steve Foley, Supervising Transportation Planner  
Allison De Busk, Project Planner  
Peter Lawson, Associate Planner  
Stacey Wilson, Associate Transportation Planner  
Julie Rodriguez, Planning Commission Secretary

### PRELIMINARY MATTERS:

A. Action on the review of the following Draft Minutes and Resolutions:

1. Draft Minutes of September 22, 2011
2. Resolution 019-11  
1820-1826 De la Vina Street

### MOTION: Bartlett/Jordan

Approve the minutes and resolutions as corrected.

This motion carried by the following vote:

Ayes: 6 Noes: 0 Abstain: As noted. Absent: 1 (Jacobs)

- B. Requests for continuances, withdrawals, postponements, or addition of ex-agenda items.  
Senior Planner Danny Kato announced that Item III, 404 N. Moffet Place has been continued to November 3, 2011.
- C. Announcements and appeals.  
Mr. Kato announced that the recruitment for City Boards and Commissions is open until October 17, 2011 and directed public interest to the City's website, [www.SantaBarbaraCA.gov](http://www.SantaBarbaraCA.gov) for more information.
- D. Comments from members of the public pertaining to items not on this agenda.  
Chair Jostes opened the public hearing at 1:07 P.M. and, with no one wishing to speak, closed the hearing.

**CONSENT ITEM: CONTINUED FROM 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: Andrew Bermond, Assistant Planner  
Email: [ABermond@SantaBarbaraCA.gov](mailto:ABermond@SantaBarbaraCA.gov)

Phone: 805-692-6032

This item was continued to November 3, 2011.

**NEW ITEMS:**

**ACTUAL TIME: 1:07 P.M.**

A. **APPLICATION OF TRUDI CAREY AGENT FOR GIARDINI DI CIPRIANI, LLC, 457 N HOPE AVENUE, APN 057-170-012, RES 4.6 (COUNTY) ZONES, GENERAL PLAN DESIGNATION: RESIDENTIAL (COUNTY) (MST2006-00564)**

The project consists of a nine-lot subdivision of a 2.96-acre vacant parcel, currently located within the County of Santa Barbara's jurisdiction. As part of the project, the site would be annexed to the City of Santa Barbara. A General Plan designation of Residential (5 units/acre) and Zoning designation of One-Family Residence E-3/S-D-2 (7,500 square feet minimum) is proposed. No development of the individual lots is currently proposed, but construction of infrastructure to serve all of the lots is part of the project. Infrastructure would include a new cul-de-sac road, which would be dedicated as a public road, and all utilities to serve each of the nine lots. Future development of the parcels would be single-family homes. Future development of homes would be reviewed individually through design review and building permit review. Based upon the proposed lot size, it can be assumed that development could be up to 30 feet in height and approximately 4,000 square feet in size (includes garage, habitable space and hardscape).

The discretionary applications required for this project are:

**Actions requiring a recommendation by the Planning Commission to the City Council, and subsequent approval by the City Council and/or Local Agency Formation Commission (LAFCO):**

1. General Plan Amendment to change the land use designation of project site from the Santa Barbara County Land Use Designation of Residential, Res 4.6 units per acre to City General Plan Designation of Residential, 5 units per acre (SBMC §28.07);
2. Zoning Map Amendment to rezone the site from the Santa Barbara County zoning designation of Single-Family Residential 8-R-1 to the City Zoning designation of One-Family Residence/Special District E-3/S-D-2 (7,500 s.f. minimum) (SBMC, §28.92.020);
3. Detachment from County Service Area (CSA) No. 32 (Unincorporated Law Enforcement) County Fire District, and Goleta Water District;
4. Annexation of the property from Santa Barbara County to the City of Santa Barbara;

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

5. A Modification to reduce the required street frontage of proposed Lot number 8 from 60 feet to 38 feet (SBMC §28.92.026.A);

6. A Tentative Subdivision Map to allow the division of one parcel (1) into nine (9) lots (SBMC 27.07);

The Planning Commission will consider approval of the Negative Declaration prepared for the project pursuant to the California Environmental Quality Act Guidelines Section 15074.

Case Planner: Peter Lawson, Associate Planner

Email: PLawson@SantaBarbaraCA.gov

Phone: 805-564-5470, ext. 4565

Peter Lawson, Associate Planner, gave the Staff presentation.

Trudi Carey, Carey Group Architects gave the applicant presentation.

Chair Jostes opened the public hearing at 1:28 P.M.

The following people spoke in support of the project:

1. Claude Dorais, neighbor
2. Britt Jewett
3. Greg Rech

With no one else wishing to speak, the public hearing was closed at 1:33 P.M.

**Straw Poll:**

Concurrence with Annexation.

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

**Straw Poll:**

Concurrence with the General Plan Amendment

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

**Straw Poll:**

Concurrence with the Zoning Map Amendment

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

**Straw Poll:**

Approval for Negative Declaration

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

**Straw Poll:**

Concurrence for Street Frontage Modification:

Ayes: 5 Noes: 1 (Bartlett) Abstain: 0 Absent: 1 (Jacobs)

Commissioner Bartlett could not make the findings of necessity for the Modification to reduce the street frontage of proposed Lot 8 to a 38' lot frontage when the other eight lots, on average, exceed their minimum lot width by 13' each.

**Straw Poll:**

Support Tentative Subdivision Map with the condition that the light polls are reduced from 20 to 14 feet

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

Bartlett could support narrowing the conforming lots just enough to bring Lot 8 into the minimum frontage standard of 60 feet. Other lot widths could be reduced approximately 2.5-3 feet each. Ms. Carey could not support the request because it would create narrower lots.

**MOTION: Lodge/Larson**

**Assigned Resolution No. 020-11**

Recommendation from the Planning Commission to City Council, making the findings for the Annexation, the General Plan Amendment, and the Zoning Map Amendment, outlined in the Staff Report dated September 29, 2011.

This motion carried by the following vote:

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

**MOTION: Lodge/Larson**

**Assigned Resolution No. 020-11**

Certified the Final Negative Declaration, making the findings outlined in the Staff Report dated September 29, 2011.

This motion carried by the following vote:

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

**MOTION: Lodge/Schwartz**

**Assigned Resolution No. 020-11**

Approved the project, making the findings for the Street Frontage Modification outlined in the Staff Report dated September 29, 2011, subject to the Conditions of Approval in Exhibit A of the Staff Report.

This motion carried by the following vote:

Ayes: 3 Noes: 3 (Bartlett, Larson, Jordan) Abstain: 0 Absent: 1 (Jacobs)

The motion failed for lack of a majority.

**MOTION: Larson/Schwartz**

**Assigned Resolution No. 020-11**

Approved the project, making the findings for the Street Frontage Modification and Tentative Subdivision Map outlined in the Staff Report dated September 29, 2011, subject to the Conditions of Approval in Exhibit A of the Staff Report, and based on approval by City Council of the Annexation, General Plan Amendment and Zoning Map Amendment.

This motion carried by the following vote:

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

Commissioner Jordan remained concerned with the size of the lots in comparison to the neighborhood. Commissioner Barlett could not make the findings of necessity for the street frontage modification.

Chair Jostes announced the ten calendar day appeal period.

**MOTION: Lodge/Larson**

**Assigned Resolution No. 020-11**

Directed to Public Works that the height of the light poles shall be 14 feet.

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 called a recess at 3:00 P.M. and reconvened the meeting at 3:09 P.M.

**ACTUAL TIME: 3:09 P.M.**

**B. APPLICATION OF TRISH ALLEN, AGENT FOR THE CHILDREN'S MUSEUM OF SANTA BARBARA, 125 STATE STREET, 033-075-012, -014; 033-010-012; 033-042-016; HRC-II/SD 3 (HOTEL AND RELATED COMMERCE II AND COASTAL OVERLAY) ZONES, GENERAL PLAN DESIGNATION: HOTEL AND RELATED COMMERCE (MST2009-00119)**

The project consists of the construction of a new three-story 16,691 net square foot building for the Children's Museum of Santa Barbara (CMSB). The first floor would contain 9,083 net square feet, the second floor would contain 7,265 net square feet, and the third floor would contain 343 net square feet. Two parking spaces would be provided on-site, and 29 parking spaces would be supplied in the Railroad Depot parking lot. The project also includes removal and replacement of street trees, and landscape and hardscape improvements, including a rooftop terrace above the second floor.

The discretionary applications required for this project are:

1. A Modification to allow the ADA access ramp and bike parking/posts to encroach into the front setback along State Street(SBMC §28.92.110.A.2);
2. A Modification to allow the ADA access ramp, stairs, bike parking/posts and trash enclosure to encroach into the front setback along Kimberly Avenue (SBMC §28.92.110.A.2);
3. A Modification to provide less than the required number of parking spaces (SBMC §28.92.110.A.1);
4. A Coastal Development Permit (CDP2011-00006) to allow the proposed development in the Appealable and Non-Appealable Jurisdiction of the City's Coastal Zone (SBMC §28.44.060); and
5. A Development Plan to allow the construction of 16,691 square feet of nonresidential development (SBMC §28.87.300).

Additionally, the following application requires a recommendation from the Planning Commission and approval by the City Council:

6. Final Community Priority Designation for 5,106 square feet of nonresidential development (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.

Case Planner: Allison DeBusk, Project Planner

Email: ADeBusk@SantaBarbaraCA.gov

Phone: 805-564-5470, ext. 4552

Allison DeBusk, Project Planner, gave the Staff presentation.

Suzanne Elledge, Suzanne Elledge Planning and Permitting Services, gave the applicant presentation joined by Berry Berkus, Architect; Susan Van Atta, Landscape Architect; and Trish Allen, Senior Planner, Susan Elledge Planning and Permitting. The presentation was preceded by introductory comments by Alex Bolagg, 13, and his sister Lyla, 5.

Chair Jostes opened the public hearing at 3:36 P.M.

The following people spoke in support of the project:

1. Jill Levinson, President, Children's Museum Board
2. David Cash, Ed.D., Superintendent, Santa Barbara Unified School District
3. Sergio Villa, Secretary, Children's Museum Board
4. Jeremy Tesmer, Sullivan Goss
5. David Tisdale
6. Kay Morter , General Manager of Holiday Inn Express, speaking herself and for Judy Ricker, Courtland-Dane Management

7. David Auston, Ph.D., Executive Director Institute for Energy Efficiency
8. Pedro Paz, First 5 Santa Barbara County
9. Carolyn Brown, Executive Director, Boys and Girls Club of Santa Barbara
10. Casie Killgore, Principal, Franklin Elementary School
11. Holly Carmody, Community Action Commission of Santa Barbara County
12. Michael Vail, Principal, Cleveland Elementary School
13. Jim Fitzpatrick, Head Master, Santa Barbara Montessori School

Emilio Handall, Principal, McKinley Elementary School, submitted a speaker slip indicating support but was unable to stay for the duration of the meeting.

With no one else wishing to speak, the public hearing was closed at 3:59 P.M.

**MOTION: Larson/Lodge**

**Assigned Resolution No. 021-11**

Approved the project, making the findings for the Front Setback Modifications, Parking Modification, Coastal Development Permit, and Development Plan outlined in the Staff Report dated September 29, 2011, subject to the Conditions of Approval in Exhibit A of the Staff Report with the following revision to the Conditions of Approval: condition C.8. replace “within 500 feet of the project.” with “in a manner consistent with SBMC §28.90.001.R.”; with direction to the Planning Commission Chair to work with Staff on resolution language that would articulate the Planning Commission’s recommendation to the City Council and City Administrator for expediting review and approval of the project given the project’s priority land use (Community Priority Designation) and LEED compliance, and making a recommendation to the City Council for approval of the Final Community Priority Designation.

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.

**ADMINISTRATIVE AGENDA**

**ACTUAL TIME: 4:47 P.M.**

- E. Committee and Liaison Reports.
  3. Staff Hearing Officer Liaison Report

Commissioner Larson reported on the Staff Hearing Officer meeting held on October 5, 2011.



4. Other Committee and Liaison Reports

- a. Commissioner Lodge reported on the Airport Committee meeting of September 21, 2011.

**VII. ADJOURNMENT**

Chair Jostes adjourned the meeting at 4:51 P.M.

Submitted by,

  
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Julie Rodriguez, Planning Commission Secretary

