



City of Santa Barbara Planning Division

PLANNING COMMISSION MINUTES

October 13, 2011

CALL TO ORDER:

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

ROLL CALL

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

Absent: Commissioners Jacobs and Larson

STAFF PRESENT:

Danny Kato, Senior Planner
N. Scott Vincent, Assistant City Attorney
Suzanne Riegle, Assistant Planner
Julie Rodriguez, Planning Commission Secretary

PRELIMINARY MATTERS:

- A. Requests for continuances, withdrawals, postponements, or addition of ex-agenda items.
None.
- B. Announcements and appeals.
Mr. Kato announced that the deadline for applying for City Boards and Commissions is Monday, October 17th, at 4:30 P.M., and referred the public to the city website, www.SantaBarbaraCA.gov for more information.
- C. Comments from members of the public pertaining to items not on this agenda.
Chair Jostes opened the public hearing at 1:03 P.M. and, with no one wishing to speak, closed the hearing.

NEW ITEM:

ACTUAL TIME: 1:03 P.M.

APPLICATION OF ELIZABETH HANNING-YU AGENT FOR THE GARDNER FAMILY TRUST, 1550 & 1600 W. MOUNTAIN DRIVE, 021-050-033, A-1 ZONES, GENERAL PLAN DESIGNATION: RESIDENTIAL 1 UNIT/ACRE (MST2010-00371)

The project consists of a proposal to subdivide an existing 18.26-acre lot into two parcels. Parcel 1, 1600 West Mountain Drive, is proposed to be 14.6 net acres (15.6 gross acres). Parcel 2, 1550 West Mountain Drive, is proposed to be 2.5 net acres (2.7 gross acres). The lot split proposal does not include additional development. However, the project site is actively under construction.

The discretionary application required for this project is a Tentative Subdivision Map to allow the division of one lot into two parcels (SBMC 27.07).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15315.

Case Planner: Suzanne Riegle, Assistant Planner
Email: SRiegle@SantaBarbaraCA.gov

Phone: 805-564-5470, ext. 2687

MOTION: Lodge/Schwartz
Waive the Staff Report.

This motion carried by the following vote:

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

Elizabeth Hanning-Yu declined the opportunity to give a presentation, but remained available to answer any of the Commission's questions.

Chair Jostes opened the public hearing at 1:05 P.M. and with no one wishing to speak, closed the public hearing.

MOTION: Bartlett/Lodge

Assigned Resolution No. 022-11

Approved the project, making the findings for the Tentative Subdivision Map outlined in the Staff Report, dated October 6, 2011, subject to the Conditions of Approval in Exhibit A of the Staff Report with a revision to section B.2. of the Conditions of Approval to indicate that no new development shall occur below the 715 foot contour elevation line on Parcel 2.

The Commission strongly discouraged the further subdivision of the property in the future, giving the following reasons: 1) location in a High Fire Hazard area; 2) Prevent future development of steeper slopes; 3) Potential loss of physical and environmental buffer of protection to Parma Park; and 4) Difficult location, due to topography and geographical location, to extend public improvements and/or services, specifically including water and sewer services.

Applicant stated that the size of the building envelope was designed to assure the development envelope had an average slope of less than 20%; and therefore, would qualify for a categorical exemption under the California Environmental Quality Act. The Applicant has committed not to develop below the 715 foot contour line.

This motion carried by the following vote:

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

Chair Jostes announced the ten calendar day appeal period.

ADMINISTRATIVE AGENDA

ACTUAL TIME: 1:28 P.M.

D. Committee and Liaison Reports.

1. Staff Hearing Officer Liaison Report

None given.

2. Other Committee and Liaison Reports

- a. Commissioner Lodge reported on the Water Commission meeting of October 10, 2011.
- b. Commissioner Lodge reported on the Historic Resources Element Task Force meeting of October 11, 2011.
- c. Commissioner Schwartz reported on the Downtown Parking Committee meeting of October 13, 2011.
- d. Commissioner Jordan acknowledged the Harbor Commission for a successful Harbor Seafood Festival.

3. Additional Announcements

Mr. Kato made additional announcements regarding scheduling of Planning Commissioners:

- a. Airport Site visit for 404 William Moffet Place on November 1, 2011.

- b. Sought confirmation of a quorum for the November 10, 2011 Planning Commission meeting.
- c. Reviewed potential dates for the Cottage Hospital site visit.
- d. Reviewed number of copies needed by the Commission of the Final General Plan document being released November 16, 2011.

VII. ADJOURNMENT

Chair Jostes adjourned the meeting at 1:43 P.M.

Submitted by,



Julie Rodriguez, Planning Commission Secretary