



City of Santa Barbara Planning Division

PLANNING COMMISSION MINUTES

January 12, 2012

CALL TO ORDER:

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

I. ROLL CALL

Chair Sheila Lodge, Commissioners Bruce Bartlett, Mike Jordan, Stella Larson, Deborah L. Schwartz, and Addison Thompson.

STAFF PRESENT:

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

II. PRELIMINARY MATTERS:

A. Nomination and election of Chair and Vice Chair.

MOTION: Thompson/Larson

Nominate Commissioner Sheila Lodge as Chair.

This motion carried by the following vote:

Ayes: 6 Noes: 0 Abstain: 0 Absent: 0

MOTION: Bartlett/Thompson

Nominate Commissioner Mike Jordan as Vice Chair.

This motion carried by the following vote:

Ayes: 6 Noes: 0 Abstain: 0 Absent: 0

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

1. Draft Minutes of December 1, 2011
2. Resolution 024-11
1100, 1201 and 1335 Shoreline Drive

3. Resolution 025-11
1722 State Street
4. Draft Minutes of December 8, 2011

MOTION: Bartlett/Schwartz

Approved the minutes and resolutions of December 1, 2011 as corrected.

This motion carried by the following vote:

Ayes: 4 Noes: 0 Abstain: 2 (Jordan, Thompson). Absent: 0

MOTION: Bartlett/Schwartz

Approved the minutes of December 8, 2011 as corrected.

This motion carried by the following vote:

Ayes: 3 Noes: 0 Abstain: 3 (Lodge, Jordan, Thompson). Absent: 0

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

None.

- D. Announcements and appeals.

Mr. Kato made the following announcements:

1. The Planning Commission meetings of January 19 and January 26, 2012 have been cancelled. The next Planning Commission meeting will be February 2, 2012.
2. The Planning Commission's decision on 415 Alan Road has been appealed to City Council and will be heard on January 31, 2012.

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

Chair Lodge opened the public hearing at 1:07 P.M. and, with no one wishing to speak, closed the hearing.

III. NEW ITEM:

ACTUAL TIME: 1:07 P.M.

APPLICATION OF DEVICENTE + MILLS ARCHITECTURE, ARCHITECT FOR HABITAT FOR HUMANITY OF SOUTHERN SANTA BARBARA COUNTY, 822 E. CANON PERDIDO STREET, APNs 031-042-006 AND 031-042-007, C-2 COMMERCIAL ZONE, GENERAL PLAN DESIGNATION: HIGH DENSITY (MST2011-00182)

The project involves the demolition of two existing single-family residences and garages, the merger of two existing parcels (APNs 031-042-006 and 031-042-007) totaling 19,018

net square feet, and a one-lot subdivision for the purposes of constructing 12 affordable (low- and very-low income) condominiums to be constructed by Habitat for Humanity of Southern Santa Barbara County ("Habitat"). The unit mix is comprised of two one-bedroom units ranging from 508 to 705 square feet, eight two-bedroom units ranging in size from 884 to 1,101 square feet, and two 1,340 square foot three-bedroom units. Fifteen parking spaces are provided: 12 attached one-car garages and three guest parking spaces. The project also includes 2,213 cubic yards of grading, including 2,117 cubic yards imported fill. The Habitat project proposes to use the City's Affordable Housing Bonus Density Program to provide four bonus density units.

The discretionary applications required for this project are:

- A. A request for a Voluntary Lot Merger to merge two existing parcels (APNs 031-042-006 and 031-042-007) into a single 19,303 square foot.
- B. A Modification to provide less than required 6 foot interior setback for structures and parking (SBMC§ 28.21.060 and 28.92.110).
- C. A Modification to provide less than the 27 required parking spaces (SBMC§ 28.90.100.G and 28.92.110).
- D. A Lot Area Modification to provide less than the required 27,840 square feet of lot area, and to allow four bonus density units (SBMC§28.21.080 and 28.92.110); and
- E. A Tentative Subdivision Map for a one-lot subdivision to create twelve (12) residential condominium units (SBMC 27.07 and 27.13).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15332 (Infill Exemption).

Case Planner: Suzanne Riegle, Assistant Planner

Email: SRiegle@SantaBarbaraCA.gov

Phone: 805-564-5470, ext. 2687

Suzanne Riegle, Assistant Planner, gave the Staff presentation. Chelsey Swanson, Associate Transportation Planner, was available to answer the Commission's questions.

Ryan Mills and Edward DeVicente, DeVicente & Mills Architecture, gave the Applicant presentation.

Joyce McCullough, Habitat for Humanity Executive Director, and Jan Hubbell, Habitat for Humanity Board Member, were available to answer the Commission's questions.

Chair Lodge opened the public hearing at 1:37 P.M., and with no one else wishing to speak, closed the public hearing. Chair Lodge acknowledged receipt of a letter from Paula Westbury in opposition to the project.

MOTION: Jordan/Larson

Assigned Resolution No. 001-12

Approved the project, making the findings for the Voluntary Lot Merger, Tentative Subdivision Map and Modifications, as outlined in the Staff Report dated January 5, 2012, subject to the Conditions of Approval in Exhibit A of the Staff Report with the following revisions to the Conditions of Approval:

- 1) Add Condition B.3 stating "The property owner waives the right, through deed restriction, to protest the formation of public improvement districts" (SBMC §27.13.050);
- 2) Delete Condition D.8. Trash enclosure provision;
- 3) Amend Condition E.2.c. to add the words "or equivalent";
- 4) Include a condition that ventilation equipment be located within the buildings.
- 5) Include condition D.4. requiring covered bicycle parking; and
- 6) Work with the City Arborist to select an appropriate determinant height street tree and tree placements to avoid conflicts with existing utility lines.

This motion carried by the following vote:

Ayes: 6 Noes: 0 Abstain: 0 Absent: 0

Chair Lodge announced the ten calendar day appeal period.

IV. ADMINISTRATIVE AGENDA

ACTUAL TIME: 2:55 P.M.

A. Committee and Liaison Reports.

1. Staff Hearing Officer Liaison Report

None.

2. Other Committee and Liaison Reports

- a. Commissioner Larson reported on Historic Element Task Force will meet on January 17, 2012.
- b. Commissioner Lodge reported on the Water Commission meeting of January 9, 2012.
- c. Commissioner Schwartz reported on attending the ground breaking ceremony for 512 Bath Street earlier in the day.
- d. Commissioner Larson reported on attending the dedication and ribbon cutting ceremony at Cottage Hospital.

- B. Approval of 2012 Primary and Alternate Liaisons to City Boards and Commissions made in B.1. of this Agenda.

Chair Lodge deferred the approval of liaisons to the next Planning Commission meeting where a full Commission would be present.

V. **ADJOURNMENT**

Chair Lodge adjourned the meeting at 3:02 P.M.

Submitted by,



Julie Rodriguez, Planning Commission Secretary

