



City of Santa Barbara Planning Division

PLANNING COMMISSION MINUTES

May 3, 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, John P. Campanella, Stella Larson, Deborah L. Schwartz, and Addison Thompson.

Absent: Commissioner Mike Jordan

STAFF PRESENT:

Paul Casey, Community Development Director

Bettie Weiss, City Planner

Sue Gray, Administrative Services Manager

Danny Kato, Senior Planner

N. Scott Vincent, Assistant City Attorney

Andrew Bermond, AICP, Project Planner

Julie Rodriguez, Planning Commission Secretary

II. PRELIMINARY MATTERS:

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

1. Draft Minutes of April 5, 2012
Continued from April 19, 2012
2. Draft Minutes of April 12, 2012

MOTION: Thompson/Schwartz

Approve the minutes and resolutions as corrected.

This motion carried by the following vote:

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

Commissioner Bartlett abstained from the Item III. of the April 5, 2012 Minutes.

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

None.

- C. Announcements and appeals.

Mr. Kato announced that the Planning Commission meeting of May 10, 2012 will begin at 3 P.M. instead of 1 p.m. If the public comment period is extended, the City would postpone next week's meeting to a later date.

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

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

III. CONSENT ITEM:

ACTUAL TIME: 1:06 P.M.

APPLICATION OF DENNIS THOMPSON, ARCHITECT FOR JACK AND JUDY STAPELMANN, 122 SANTA BARBARA STREET, APN 017-022-002, OC/SD-3 ZONES, GENERAL PLAN DESIGNATION: OCEAN RELATED COMMERCIAL AND MEDIUM HIGH RESIDENTIAL (MST12-00021) Rescheduled from April 19, 2012.

The project consists of a proposal to create a new parking lot with nine spaces on a 5,208 square foot vacant lot. The project includes walls, gate, lighting, and landscaping.

The discretionary applications required for this project are:

1. A Coastal Development Permit (CDP2012-00003) to allow the proposed development in the Non-Appealable Jurisdiction of the City's Coastal Zone (SBMC §28.44); and
2. A Conditional Use Permit to allow a parking lot in the OC Ocean-Oriented Commercial Zone (SBMC §28.71.020).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15303.

Case Planner: Kelly Brodison, Assistant Planner

Email: KBrodison@SantaBarbaraCA.gov

Phone: 805-564-5470, ext. 4531

MOTION: Larson/Schwartz

Waive the Staff Report

This motion carried by the following vote:

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

Commissioner Bartlett previously asked Staff about the parking standards for this lot situation. Mr. Kato explained the Parking Design Standards and dead-end parking lots. Transportation Department can waive the standards and based on the small lot size, and the low street volume, granted the waiver.

Commissioner Bartlett did not understand the logic of having drivers enter a walled in parking lot, with no visibility, and then having to back out over the sidewalk when the lot is full. He suggested a hammerhead parking option without the loss of a parking space.

MOTION: Schwartz/Larson

Assigned Resolution No. 007-12

Approved the project as proposed, making the findings for the Coastal Development Permit and Conditional Use Permit outlined in the Staff Report, dated April 12, 2012, subject to the Conditions of Approval in Exhibit A of the Staff Report.

This motion carried by the following vote:

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

Chair Lodge announced the ten calendar day appeal period.

IV. DISCUSSION ITEM:

ACTUAL TIME: 1:19 P.M.

COMMUNITY DEVELOPMENT DEPARTMENT BUDGET

Staff will present an overview of the proposed Financial Plan for Fiscal Year 2013 to the Planning Commission with highlights for the Community Development Department (CDD). On April 17, 2012, the City Administrator will present the Proposed Financial Plan to the Council, and the Council hearing for the CDD is scheduled for Wednesday May 16, 2011.

Case Planner: Bettie Weiss, City Planner

Email: BWeiss@SantaBarbaraCA.gov

Phone: 805-564-5470, ext. 5509

Bettie Weiss, City Planner, gave the Staff presentation, joined by Paul Casey, Community Development Director, and Sue Gray, Administrative Services Manager.

The Commission appreciated the discussion and the additional clarification of special projects, furloughs, and the continuation of the 9/80 schedule.

V. NEW ITEM:

ACTUAL TIME: 1:47 P.M.

**APPLICATION OF ROGER RONDEPIERRE, ATLANTIC AVIATION,
404 WILLIAM MOFFETT PLACE, 073-450-003, 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 general aviation T-hangars (i.e., airplane hangars shaped like a capital "T") on existing paved aircraft parking ramp at Atlantic Aviation's leasehold on Santa Barbara Airport property. The project would displace five transient aircraft tie-down spaces. These hangars would be owned by Atlantic Aviation and leased to airplane owners as a secure, enclosed space for their airplanes. The new hangars will replace three older T-hangars that were removed for 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, AICP, Project Planner

Email: ABermond@SantaBarbaraCA.gov

Phone: 805- 692-6032

Andrew Bermond, AICP, Project Planner, gave the Staff presentation.

Roger Rondepierre, Atlantic Aviation, gave the applicant presentation. Jon Love was available to answer any questions.

MOTION: Thompson/Bartlett

Assigned Resolution No. 008-12

Approved the project, making the findings for the Coastal Development Permit outlined in the Staff Report, dated April 26, 2012, subject to the Conditions of Approval in Exhibit A of the Staff Report.

This motion carried by the following vote:

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

Chair Lodge announced the ten calendar day appeal period.

VI. ADMINISTRATIVE AGENDA

ACTUAL TIME: 2:02 P.M.

E. Committee and Liaison Reports.

1. Staff Hearing Officer Liaison Report

Commissioner Larson reported on the Staff Hearing Officer meeting held on May 2, 2012.

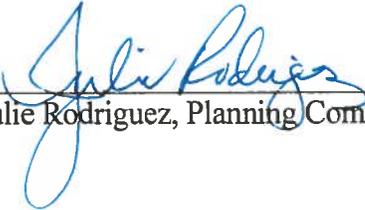
2. Other Committee and Liaison Reports

- a. Commissioner Larson reported on The Historic Landmarks Committee meeting of April 25, 2012.
- b. Commissioner Campanella reported on the Sustainability Committee meeting of April 18, 2012.
- c. Commissioner Thompson reported on the Single Family Design Board meeting of April 23, 2012.
- d. Chair Lodge announced that it was First Thursday and shared the various art events taking place downtown.

VII. ADJOURNMENT

Chair Lodge adjourned the meeting at 2:06 P.M.

Submitted by,



Julie Rodriguez, Planning Commission Secretary