



City of Santa Barbara Planning Division

PLANNING COMMISSION MINUTES

April 24, 2008

CALL TO ORDER:

Acting Chair John Jostes called the meeting to order at 1:05 P.M.

ROLL CALL:

Present:

Acting Chair John Jostes

Commissioners Bruce Bartlett, Charmaine Jacobs and Addison S. Thompson

Absent:

Commissioners George C. Myers, Stella Larson, and Harwood A. White, Jr.

STAFF PRESENT:

Jaime Limón, Senior Planner

N. Scott Vincent, Assistant City Attorney

Dan Gullett, Associate Planner

Julie Rodriguez, Planning Commission Secretary

I. PRELIMINARY MATTERS:

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

Senior Planner Jaime Limon announced the following changes to the agenda:

1. Due to a lack of quorum for Item IV, 3455 Marina Drive, it is suggested that the item be postponed to another date.

MOTION: Thompson/Bartlett

Postpone agenda item IV. 3455 Marina Drive, to another date due to lack of quorum.

Commissioner Jacobs recused herself from hearing 3455 Marina Drive due to the applicant being represented by an attorney in the same firm as her husband.

This motion carried by the following vote:

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

B. Announcements and appeals.

Mr. Limon announced that the 601 E. Micheltorena Street appeal will be heard by City Council next Tuesday. Commissioner Jostes offered to represent the Commission if necessary.

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

Chair Jostes opened the public hearing at 1:09 P.M. and, with no one wishing to speak, closed the hearing.

II. CONSENT ITEM:

ACTUAL TIME: 1:10 P.M.

The following item was rescheduled from April 10, 2008:

Case Planner: Daniel Gullett, Associate Planner
Email: dgullett@santabarbaraca.gov

Ms. Hubbell requested that the Planning Commission waive the Staff Report.

MOTION: Thompson/Jacobs

Waive the Staff Report

This motion carried by the following vote:

Ayes: 4 Noes: 0 Abstain: 0 Absent: 3 (Larson, Myers, White)

Dawn Sherry, Architect, declined to give a presentation, but was available to the Commission for any questions.

The Commission asked to review a copy of the Architectural Board of Review's approved Landscape Plans. Staff reaffirmed that the landscape plan will be included as a condition of approval.

Jostes opened the public hearing at 1:11 P.M. and, with no one wishing to speak, closed the hearing.

MOTION: Thompson/Jacobs

Assigned Resolution No. 014-08

Approve the Coastal Development Permit, and Conditions of Approval found in Exhibit A, making the findings in the Staff report.

This motion carried by the following vote:

Ayes: 4 Noes: 0 Abstain: 0 Absent: 3 (Larson, Myers, White)

Chair Jostes announced the ten calendar day appeal period.

III. CONTINUED ITEMS:

The following item was rescheduled from April 10, 2008, and will be rescheduled from being heard today due to a lack of quorum:

APPLICATION OF MIKE SILVA, 3455 MARINA DRIVE, 047-022-004, A-1/SD-3 SINGLE-FAMILY RESIDENCE AND COASTAL OVERLAY ZONES, GENERAL PLAN DESIGNATION: RESIDENTIAL, 1 UNIT PER ACRE (MST2007-00221)

Revised proposal to construct a 5,390 square foot one-story single-family residence including a 574 square foot three-car attached garage. The project includes a swimming pool, patio, a 27 square foot half-bath structure, septic system, site walls, synthetic putting green, and landscaping. The lot has street frontage on Marina Drive to the north and Cliff Drive to the south. The vacant lot is reduced from 1.34 to 1.17 acres by a public right-of-way easement along Cliff Drive. The southern portion of the development is located within the Appealable Jurisdiction of the Coastal Zone.

The discretionary application required for this project is a Coastal Development Permit to allow the proposed development in the appealable jurisdiction of the Coastal Zone (SBMC § 28.44.050).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality guidelines Section 15303, (new construction of small structures).

Case Planner: Tony Boughman, Planning Technician
Email: tboughman@santabarbaraca.gov

IV. ADMINISTRATIVE AGENDA

A. Committee and Liaison Reports.

1. Commissioner Thompson reported that he and Commissioner Bartlett attended the Plan SB Workshop the night before and was impressed to see a younger audience, as well as commuters from Ventura.
2. Commissioner Jacobs reported on attending a prior Plan SB workshop on April 19, 2008 and was pleased to learn that she had successfully encouraged youth to attend the following workshop.
3. Commissioner Bartlett reported on attending both Plan SB workshops and contrasted the differences in audiences as justification for needing to consider a variety of scheduling options for future meetings to gain broader community participation.

4. Commissioner Jostes also attended both Plan SB workshops and looks forward to future meetings to process what was gained from both meetings.

B. Review of the decisions of the Staff Hearing Officer in accordance with SBMC §28.92.026.

Discussion deferred to the next hearing.

C. Review and consideration of the following the Draft Minutes and Resolutions continued from the meeting of April 17, 2008:

a. Draft Minutes of January 3, 2008

MOTION: Thompson/Jacobs

Approve the minutes and resolutions of January 3, 2008 as amended.

This motion carried by the following vote:

Ayes: 4 Noes: 0 Abstain: As noted. Absent: 3 (Larson, Myers, White)

b. Draft Minutes of January 10, 2008

c. Resolution 001-08
1236 San Andres Street

d. Draft Minutes of January 17, 2008

e. Resolution 002-08
1596 Oramas Road

f. Resolution 003-08
319 N. Milpas Street

g. Draft Minutes of January 24, 2008

MOTION: Thompson/Bartlett

Approve the minutes and resolutions of January 10, 2008, January 17, 2008, and January 24, 2008 as amended.

This motion carried by the following vote:

Ayes: 4 Noes: 0 Abstain: As noted. Absent: 3 (Larson, Myers, White)

Commissioner Jacobs abstained from the draft minutes and resolutions of January 10, 2008 on items where she was not present.

- D. Review and consideration of the following the Draft Minutes and Resolutions listed in I.A.3. of this agenda:
- a. Draft Minutes of February 7, 2008
 - b. Resolution 004-08
130 Garden Street
 - c. Resolution 005-08
222 W. Alamar Avenue
 - d. Resolution 006-08
Medical Marijuana Dispensary Permanent Ordinance Recommendation to City Council
 - e. Draft Minutes of February 14, 2008

MOTION: Thompson/Jacobs

Continue the remainder of draft minutes and resolutions of February 7, 2008 and February 14, 2008 to the next meeting where a full quorum is in attendance.

This motion carried by the following vote:

Ayes: 4 Noes: 0 Abstain: 0 Absent: 3 (Larson, Myers, White)

- f. Resolution 007-08
199 West Montecito Street
- g. Resolution 008-09
225 Chapala Street

MOTION: Thompson/Bartlett

Approve Resolutions 007-08 and 008-08.

This motion carried by the following vote:

Ayes: 3 Noes: 0 Abstain: 1 (Jacobs) Absent: 3 (Larson, Myers, White)

VII. ADJOURNMENT

MOTION: Bartlett/Jacobs

Adjourn the meeting of April 24, 2008.

This motion carried by the following vote:

Ayes: 4 Noes: 0 Abstain: 0 Absent: 3 (Larson, Myers, White)

Chair Jostes adjourned the meeting at 1:30 P.M.

Submitted by,



Julie Rodriguez, Planning Commission Secretary