



# City of Santa Barbara Planning Division

## PLANNING COMMISSION MINUTES

April 22, 2010

### CALL TO ORDER:

Chair Bartlett called the meeting to order at 1:06 P.M.

### PLANNING COMMISSION PRESENT:

Chair Bruce Bartlett

Vice-Chair John Jostes

Commissioners Charmaine Jacobs, Mike Jordan, Stella Larson, Sheila Lodge, and Deborah L. Schwartz.

### STAFF PRESENT:

Paul Casey, Community Development Director

Bettie Weiss, City Planner

Danny Kato, Senior Planner

Sarah Knecht Assistant City Attorney

Browning Allen, Transportation Manager

John Ewasiuk, Principal Engineer

Drusilla van Hengel, Supervising Transportation Engineer

Sue Gray, Community Development Program Supervisor

Julie Rodriguez, Planning Commission Secretary

### I. ROLL CALL

Roll call was taken by the Planning Commission Secretary and all Commissioners were present.

### II. PRELIMINARY MATTERS:

A. Action on the review of the following Draft Minutes and Resolutions listed in II.A.1. of this Agenda:

1. Draft Minutes of April 8, 2010.

**MOTION: Jacobs/Lodge**

Approve the minutes and resolutions of April 8, 2010 as corrected.

This motion carried by the following vote:

Ayes: 7 Noes: 0 Abstain: 0 Absent: 0

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

Senior Planner Danny Kato announced the following changes to the agenda:

1. Item V.B., the U.S. Highway 101 Improvement Project Update, is being postponed to a future meeting in June, 2010.

- C. Announcements and appeals.

None.

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

Chair Bartlett opened the public hearing at 1:10 P.M. and, with no one wishing to speak, closed the hearing.

**III. DISCUSSION ITEM**

**ACTUAL TIME: 1:10 P.M.**

**PROPOSED FINANCIAL PLAN AND OPERATING BUDGET FOR  
COMMUNITY DEVELOPMENT DEPARTMENT FISCAL YEAR 2011.**

Case Planner: Bettie Weiss, City Planner

Email: BWeiss@SantaBarbaraCA.gov

Bettie Weiss, City Planner, gave the Staff presentation. Paul Casey, Community Development Director and Sue Gray, Community Development Program Supervisor, were available to answer questions.

Chair Bartlett opened the public hearing at 1:54 P.M. and, with no one wishing to speak, closed the hearing.

The Commission thanked Staff for the presentation and offered comments on the budget, including: increasing zoning enforcement citation fines, or offering expedited process acceleration fees, to seeking additional grants from the State of California Strategic Growth Council. Discussion was exchanged regarding consideration for reworking the appeal process and appreciation given for the use of proposed mandatory mediation in the appeal process. Opinions differed from wanting to see little or no fee for mediation to offering a sliding scale fee structure in the appeal process.

IV. **NEW ITEM:**

**ACTUAL TIME: 2:26 P.M.**

**APPLICATION OF JOE WILCOX, ARCHITECT AND AGENT FOR THE CITY OF SANTA BARBARA WATER RESOURCES DIVISION – CATER WATER TREATMENT PLANT, 1150 SAN ROQUE ROAD, APN 055-171-007 , A-1 SINGLE FAMILY ZONE, GENERAL PLAN DESIGNATION: OPEN SPACE (MST2009-00517)**

The proposed project involves three new water treatment structures (total of 7,999 sq. ft. of new enclosed structures) and the relocation of twelve parking spaces at the existing Cater Water Treatment Plant. The proposed project will assist South Coast water agencies, including the City of Santa Barbara, Montecito Water District, and Carpinteria Valley Water District, comply with more stringent U.S. Environmental Protection Agency regulations for potable water.

The discretionary applications required for this project are:

1. A Front Setback Modification to allow a building to encroach into the double setback requirement of 70 feet (SBMC §28.15.085);
2. A Side Setback Modification to allow a new building to encroach into the double setback requirement of 30 feet (SBMC §28.15.085);
3. A Parking Modification to allow fewer than the required 50 spaces based on 1 space per 500 sq. ft. (SBMC 28.90.100); and
4. A Conditional Use Permit Amendment to allow a public or quasi-public facility in any zone (SBMC §28.94.030.W).

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: Pat Saley, Contract Planner  
Email: PSaley@Silcom.com

Pat Saley, Contract Planner gave the Staff presentation.

Catherine Taylor, Water Systems Manager, gave the applicant presentation joined by Todd Jespersen, KBZ Architects; and David Black, Landscape Architect.

Chair Bartlett opened the public hearing at 2:56 P.M.

Marsha Elleston, neighbor, submitted a letter with a petition signed by 18 neighbors requesting that the prominent buildings be repainted a darker color and for landscaping considerations to shield the plant from the neighbors

With no one else wishing to speak, the public hearing was closed at 3:01 P.M.

The Commission thanked the collaborative partners in the project: the Montecito Water District (MWD) and Carpinteria Valley Water District (CVWD) and acknowledged the presence of the State Department of Public Health Services representatives.

**MOTION: Jostes/Larson**

**Assigned Resolution No. 003-10**

Approved the project, making the findings for the Modifications and Conditional Use Permit, as outlined in the Staff Report, subject to the Conditions of Approval in Exhibit A of the Staff Report with the following revisions to the Conditions of Approval: 1) Addition to Condition A.6 that the Architectural Board of Review (ABR) work with the applicant to visually soften the appearance of the western sides of the operations annex and other prominent buildings, through color palette or texture materials that minimize visual impacts to neighbors on the west; and 2) Add section A.8 that the project be designed to accommodate photo-voltaics, or similar alternative energy systems, into the project plans even if not proposed at this time.

This motion carried by the following vote:

Ayes: 7 Noes: 0 Abstain: 0 Absent: 0

Chair Bartlett announced the ten calendar day appeal period.

Chair Bartlett called a recess at 3:33 P.M. and reconvened the meeting at 3:40 P.M. Commissioner Larson did not return to the dais.

V. **DISCUSSION ITEMS:**

**ACTUAL TIME: 3:40 P.M.**

A. **PUBLIC WORKS STREETS CAPITAL IMPROVEMENT PROGRAM  
FISCAL YEAR 2011 BUDGET – Continued from February 18, 2010.**

Staff presented an overview of the Draft Streets Capital Improvement Program projects and draft FY 2011 budget. A primary focus of the proposed budget is maintenance of existing City infrastructure. The presentation included a review of the Program project prioritization criteria. Planning Commission and public input is being sought to assist staff in making final Program budget related recommendations to Council

Case Planner: John Ewasiuk, Principal Engineer  
Email: JEwasiuk@SantaBarbaraCA.gov

John Ewasiuk, Principal Engineer, gave the Staff presentation. Drusilla van Hengel, Supervising Transportation Engineer was available for answering questions.

Commissioner Lodge left the dais at 3:56 P.M.

The Commission expressed appreciation and acknowledged the public's approval of Measure A that is funding many of the Public Work's Street Capital Improvement Program. Many of the Commissioners voiced concern for the reduction in funding for the sidewalk infill budget.

B. **US 101 IMPROVEMENT PROJECT UPDATE: - Continued to June 2010.**

City and California Department of Transportation Staff are providing an update on the status of the Highway 101 improvement project, as required by the Coastal Development Permit issued by the Planning Commission on December 13, 2004.

Case Planner: Michael Berman, Environmental Analyst/ Project Planner  
Email: MBerman@SantaBarbaraCA.gov

VI. **ADMINISTRATIVE AGENDA**

**ACTUAL TIME: 4:07 P.M.**

A. Committee and Liaison Reports.

1. Staff Hearing Officer Liaison Report

None was given.

2. Other Committee and Liaison Reports

a. Commissioner Bartlett reported on attending the SBCAG meeting on April 15, 2010.

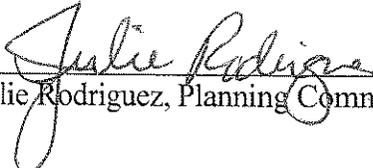
b. Commissioner Bartlett reported on the Architectural Review Board meeting of April 19, 2010.

c. Commissioner Jordon reported on attending a community meeting Tuesday to launch the new "Real Change, Not Spare Change" campaign to stop the cycle of panhandling. The campaign is a partnership of the Downtown Organization, the Santa Barbara Conference and Visitors Bureau, the Casa Esperanza Homeless Center, Clergy and Laity United for Economic Justice and the city's Redevelopment Agency.

**VII. ADJOURNMENT**

Chair Bartlett adjourned the meeting at 4:18 P.M.

Submitted by,

  
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Julie Rodriguez, Planning Commission Secretary