



# City of Santa Barbara

## Planning Division

### PLANNING COMMISSION MINUTES

June 3, 2010

#### **CALL TO ORDER:**

Chair Bartlett called the meeting to order at 12:35 P.M.

#### **COMMISSIONERS PRESENT:**

Chair Bruce Bartlett

Vice-Chair John Jostes

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

#### **STAFF PRESENT:**

Bettie Weiss, City Planner

John Ledbetter, Principal Planner

Jaime Limón, Senior Planner

Danny Kato, Senior Planner

N. Scott Vincent, Assistant City Attorney

Rob Dayton, Principal Transportation Planner

Barbara Shelton, Project Planner/Environmental Analyst

Kelly Brodison, Assistant Planner

Adam Nares, Planning Technician

Julie Rodriguez, Planning Commission Secretary

#### **I. ROLL CALL**

Roll call was taken at 12:35 P.M. All Commissioners were present. Commissioners Larson and Schwartz arrived as the roll call was made.

#### **II. PRELIMINARY MATTERS:**

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

1. Draft Minutes of April 28-29, May 6, 2010 Continued from May 13, 2010
2. Draft Minutes of May 13, 2010

**MOTION: Lodge/Schwartz**

Approve the minutes as corrected.

This motion carried by the following vote:

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

Some Commissioners expressed interest in wanting more detailed minutes of the meetings of April 28, 29 and May 6, 2010 and were assured by Staff that detailed comments would be forwarded to City Council.

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

None.

- C. Announcements and appeals.

Ms. Weiss made the following announcements:

1. The Planning Commission's decision on 617 Bradbury Avenue was appealed to City Council and the Council approved a revised project June 1, 2010 on a 4-2 vote. Commissioner Lodge represented the Commission.

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

Chair Bartlett opened the public hearing at 12:48 P.M. and, with no one wishing to speak, closed the hearing.

**III. DISCUSSION ITEM:**

**ACTUAL TIME: 12:49 P.M.**

**PLAN SANTA BARBARA DRAFT GENERAL PLAN POLICY DOCUMENTS AND DRAFT ENVIRONMENTAL IMPACT REPORT (DEIR).** Continued from May 6, 2010

Following a brief staff report, the Planning Commission concluded their discussion of May 6, 2010 on Key Policy Decisions and provided staff direction for the preparation of the Joint City Council/Planning Commission meeting on June 22-23, 2010.

Case Planner: John Ledbetter, Principal Planner  
Email: JLedbetter@SantaBarbaraCA.gov

John Ledbetter, Principal Planner, gave the Staff presentation joined by Jaime Limón, Design Review and Historic Preservation Supervisor.

Chair Bartlett opened the public hearing at 1:23 P.M.

The following people provided public comment:

1. Mickey Flacks, SB4All
2. Randy Rowse, Downtown Parking Committee and Downtown Organization
3. Laura Bridley, Montecito Association
4. Debbie Cox Bultan, Coastal Housing Coalition
5. Lisa Plowman, SB4All
6. Paul Hernadi, local citizen
7. Connie Hannah, Santa Barbara League of Women Voters
8. Michael Chiacos, Community Environmental Council
9. Bill Marks, local citizen
10. Joe Rution, local citizen

With no one else wishing to speak, the public hearing was closed at 1:54 P.M.

The Commission held a discussion on key policy issues presented in the staff report and presentation.

Chair Bartlett called for a break at 3:07 P.M. and reconvened the meeting at 3:30 P.M.

Commissioner Jacobs left the dais at 4:26 PM

**MOTION: Jostes/Schwartz**

Based upon the matrix in the packet, the Planning Commission supported the following changes: 1) Congestion: Robust TDM and Parking Pricing as being decoupled from the MODA; 2) Targeted Growth: Accommodate 100' El Pueblo Viejo Historic Buffer Zone as presented by Staff, as well as special treatment of the area around the Presidio in order to insure preservation of the Presidio and its context; 3) 2<sup>nd</sup> Units: Allow the possibility to move toward City-Wide/Relax Standards, only in cases where it does not create parking problems in single family neighborhoods and respects the overall FAR limitations that exist in the NPO; 4) Rental Overlay: 50% Density Increase; 5) Inclusionary Housing: 25% Requirement; 6) Building Size: Bulk, Scale & Height Target: 2-3 Stories with up with the possibility of going to 4 story with a super majority vote and specific findings of exceptional community benefit; 7) Highest Density Residential: Move to a 27-45 dwelling units/acre allowable density with the possibility of allowing up to 60 unites/acre with a super majority vote and specific findings of exceptional benefit.

This motion carried by the following vote:

Ayes: 5 Noes: 1 (Lodge) Abstain: 0 Absent: 1 (Jacobs)

Commissioner Lodge could only support 2<sup>nd</sup> units as stated in middle column but not city-wide; could not support 4 stories and felt that density could be gained in 3 stories. Commissioner Larson supported the Motion primarily to move the Plan along.

IV. TIME EXTENSION

ACTUAL TIME: 4:48 P.M.

APPLICATION OF BOYS AND GIRLS CLUB OF SANTA BARBARA, INC., 632 EAST CANON PERDIDO STREET, APN 031-032-017, R-3/MULTI-FAMILY RESIDENTIAL ZONE, GENERAL PLAN DESIGNATION: RESIDENTIAL, 12 UNITS/ACRE (MST2002-00786)

The applicant requested to extend the Conditional Use Permit to allow the El Montecito School to remain on the site as approved in 2001, for up to three additional years. The new expiration date of the CUP would be July 29, 2013

On August 16, 2001, the Planning Commission approved a three-year Conditional Use Permit (CUP) for the operation of the Santa Barbara Montessori School on the Boys and Girls Club site. Improvements included the demolition of a 1,240 square-foot garage, and installation of four portable classrooms, totaling 7,200 square feet. The proposal was intended to be a temporary solution until arrangements could be made for construction of permanent classrooms on the property. Previous time extensions have been granted and the approval is still valid.

The Environmental Analyst determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Section §15301(e)

Case Planner: Kelly Brodison, Assistant Planner  
Email: KBrodison@SantaBarbaraCA.gov

Kelly Brodison, Assistant Planner, gave the Staff presentation.

Jim Turner, Board Member, Boys and Girls Club, gave the applicant presentation.

Chair Bartlett opened the public hearing at 4:56 P.M.

The following people spoke in support of the project:

1. Carolyn Brown, Executive Director, Boys and Girls Club
2. Art Clarke, Montecito School Board Member
3. Jeff Stone, Boys and Girls Club Board Member

With no one else wishing to speak, the public hearing was closed at 4:59 P.M.

**MOTION: Jordan/Lodge**

**Assigned Resolution No. 004-10**

Approved the time extension for the Conditional Use Permit (CUP), making the findings outlined in the Staff Report, subject to the Conditions of Approval in Exhibit H of the Staff Report.

This motion carried by the following vote:

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

Chair Bartlett announced the ten calendar day appeal period.

Commissioner Jostes left the dais at 5:01 P.M.

**V. ADMINISTRATIVE AGENDA**

**ACTUAL TIME: 5:02 P.M.**

**A. Committee and Liaison Reports.**

**1. Staff Hearing Officer Liaison Report**

Commissioner Larson reported on the Staff Hearing Officer meetings held on April 21, 2010 and May 19, 2010.

**2. Other Committee and Liaison Reports**

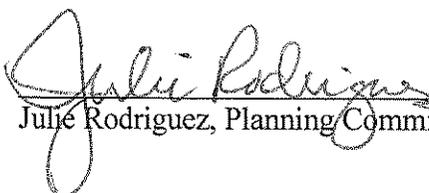
a. Commissioner Lodge provided a report on the Airport Commission meeting of May 13, 2010 and on progress of the new airport terminal construction and also reported on the Water Commission meeting of May 10, 2010.

b. Commissioner Schwartz reported on the joint meeting of the Downtown Parking Committee and Transportation and Circulation Committee meeting of May 13, 2010.

**VII. ADJOURNMENT**

Chair Bartlett adjourned the meeting at 5:09 P.M.

Submitted by,

  
Julie Rodriguez, Planning Commission Secretary

