



City of Santa Barbara

Planning Division

PLANNING COMMISSION MINUTES

August 19, 2010

CALL TO ORDER:

Chair Bartlett called the meeting to order at 1:05 P.M.

I. ROLL CALL

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

Absent: Vice-Chair John Jostes

STAFF PRESENT:

Danny Kato, Senior Planner
N. Scott Vincent, Assistant City Attorney
Steve Foley, Supervising Transportation Planner
Allison De Busk, Project Planner
Victoria Johnson, Project Engineer I
Kelly Brodison, Assistant Planner
Julie Rodriguez, Planning Commission Secretary

II. PRELIMINARY MATTERS:

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

1. Draft Minutes and Resolution from August 12, 2010

Allison De Busk, Project Planner, was present to provide clarification and answer Commissioner's questions regarding Resolution 009-10 for 34 W. Victoria Street.

MOTION: Jordan/Larson

Approve the minutes and resolution as corrected.

This motion carried by the following vote:

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

Commissioners Bartlett and Larson abstained from Agenda Items IV. and V. of the minutes regarding Cottage Hospital due to having recused themselves when those items were heard.

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

None.

- C. Announcements and appeals.

Mr. Kato made the following announcements:

1. There is an appeal to City Council of the Historic Landmark Commission's final approval of the northwest corner of the 1900 Lasuen Road (El Encanto Hotel) The El Encanto Hotel received final approval of northwest corner and it has been appealed.
2. The Historic Landmark Commission's preliminary approval of 1900 Lasuen Road's (El Encanto Hotel) Mission Village on August 18, 2010 may be appealed.
3. The appeal of the Planning Commission's decision on 401 ½ Old Coast Highway was heard by the City Council on August 17, 2010. City Council upheld the appeal and approved the project with added conditions. Commissioner Lodge presented the Planning Commission and provided a summary of the Council's decision.

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

Chair Bartlett opened the public hearing at 1:24 P.M. and, with no one wishing to speak, closed the hearing.

III. NEW ITEM:

ACTUAL TIME: 1:24 P.M.

RECUSALS: To avoid any actual or perceived conflict of interest, Commissioner Jordan recused himself due to living in close proximity to the project and left the dais.

APPLICATION OF SID GOLDSTIEN AGENT FOR ALBERT F. ZECH TRUST, 2501, 2505, 2507 & 2511 MEDCLIFF ROAD, APNS 041-330-024 AND 041-330-025, E-3/SD-3 ZONES, GENERAL PLAN DESIGNATION: RESIDENTIAL 5 UNITS PER ACRE (MST2008-00366)

The proposal consists of the subdivision of two parcels to create four legal lots. New lots would range in size from 20,374 square feet to 50,491 square feet. Three of the new parcels will contain the four existing single-family residences. The fourth parcel (Parcel D) is not proposed to be developed at this time. The project includes 235 cubic yards of grading to realign and widen the existing private driveway, constructing new driveways for Parcels B and C, constructing a carport on Parcel B, creating a Development Envelope for the future development of Parcel D, proposed infiltration basins, oak tree replacement, undergrounding existing utilities, and a new residential type fire hydrant.

The project is subject to recommendations of the City's Pedestrian Master Plan (PMP) calling for a sidewalk and parkway frontage improvements along Medcliff Road. The project site is in the Hillside Design District and the Appealable Jurisdiction of the Coastal Zone.

The discretionary applications required for this project are:

1. Modifications (two) to allow two of the newly created lots to have no street frontage on a public street instead of the required 60 feet (SBMC §28.15.080);
2. A Public Street Frontage Waiver to allow a subdivision creating lots without public street frontage to be served by a private shared driveway, which serves more than two (2) lots (SBMC §22.060.300);
3. A Tentative Subdivision Map (TSM) to allow the division of two (2) parcels into four (4) lots (SBMC Title 27.07);
4. A Coastal Development Permit (CDP2008-00013) to allow the proposed development in the appealable jurisdiction of the City's Coastal Zone (SBMC §28.45.009);
5. A Performance Standard Permit to allow an additional dwelling unit on Parcel B (SBMC §28.93).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15315 [Minor Land Divisions] in that the proposed subdivision will result in four parcels, the average slope is less than 20 percent, the site is zoned for residential use, services and access are available and the parcel has not been involved in a previous subdivision within the last two years.

Case Planner: Kelly Brodison, Assistant Planner

Email: KBrodison@SantaBarbaraCA.gov

Phone: 805-564-5470, ext. 4531

Kelly Brodison, Assistant Planner, gave the Staff presentation.

Robert Ruiz, Sid Goldstien Civil Engineering, gave the applicant presentation. Mr. Goldstien made himself available to answer any of the Commission's questions.

Chair Bartlett opened the public hearing at 1:38 P.M.

Paul Zink, Single Family Design Board member (SFDB), summarized the SFDB's concerns about consistency in pedestrian sidewalks in the area, and the size of lots that are inconsistent in the neighborhood.

Rodney Delson, adjacent neighbor, spoke in support of the project and appreciated the Applicant's collaborative effort for undergrounding the public utilities.

With no one else wishing to speak, the public hearing was closed at 1:48 P.M.

MOTION: Lodge/Larson

Assigned Resolution No. 010-10

Approved the project, making the revised findings for the Lot Front Modifications, Public Street Frontage Waiver, Tentative Subdivision Map, Coastal Development Permit, and Performance Standard Permit as outlined in the Staff Report, subject to the revised Conditions of Approval in Exhibit A of the Staff Report with the following revisions to the Conditions of Approval: 1) Applicant to work with the Single Family Design Board (SFDB) and Public Works Department to create as natural a sidewalk in front of the properties, as possible, while complying with City Standards; and 2) for the sidewalk to connect to the existing sidewalk to the east, if land is available in the public right-of-way.

This motion carried by the following vote:

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

Chair Bartlett announced the ten calendar day appeal period.

IV. ADMINISTRATIVE AGENDA

ACTUAL TIME: 2:42 P.M.

A. Committee and Liaison Reports.

1. Staff Hearing Officer Liaison Report

Commissioner Larson reported on the Staff Hearing Officer meetings held on June 30, 2010 and July 28, 2010.

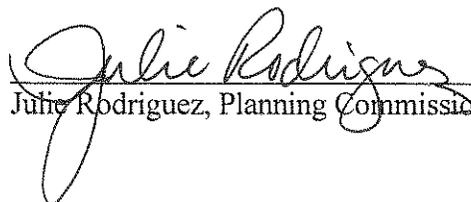
2. Other Committee and Liaison Reports

a. Commissioner Lodge reported on the Airport Commission and Water Commission.

VII. ADJOURNMENT

Chair Bartlett adjourned the meeting at 2:52 P.M.

Submitted by,


Julie Rodriguez, Planning Commission Secretary