



# City of Santa Barbara Planning Division

## PLANNING COMMISSION MINUTES

November 18, 2010

### CALL TO ORDER:

Chair Bartlett called the meeting to order at 1:02 P.M.

### I. ROLL CALL

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

Commissioner Jacobs arrived at 1:04

**Absent: Commissioner John Jostes**

### STAFF PRESENT:

Danny Kato, Senior Planner

N. Scott Vincent, Assistant City Attorney

Allison De Busk, Project Planner

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 of November 4, 2010

#### MOTION: Jordan/Schwartz

Approve the minutes as corrected.

This motion carried by the following vote:

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

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

None.

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 1:08 P.M. and, with no one wishing to speak, closed the hearing.

**III. CONSENT ITEMS:**

**ACTUAL TIME: 1:08 P.M.**

- A. **APPLICATION OF JIM DAVIS, ARCHITECT FOR JASON AND ROBYN OHEARN, 2102 EDGEWATER WAY, APN 041-344-009, E-3/SD-3 ZONES, SINGLE FAMILY RESIDENCE AND COASTAL ZONES, GENERAL PLAN DESIGNATION: RESIDENTIAL 5 UNITS PER ACRE (MST2010-00136)**

The project consists of a proposal for a two-story addition consisting of 438 square feet at the upper-level and 415 square feet at the lower-level, and a 250 square foot upper-level deck. The existing 2,229 square foot two-story single-family residence and attached 422 square foot two-car garage are located on a 9,375 square foot lot in the Coastal Zone. The project will abate violations in ZIR2008-00208 by removing a storage shed and altering and permitting existing fencing. The proposed total of 3,504 square feet is 99% of the maximum floor to lot area ratio.

The discretionary application required for this project is a Coastal Development Permit (CDP2008-00007) to allow the proposed development in the Appealable Jurisdiction of the City's Coastal Zone (SBMC §28.44).

Case Planner: Kelly Brodison, Assistant Planner

Email: KBrodison@SantaBarbaraCA.gov

Phone: 805-564-5470, ext. 4531

**MOTION: Schwartz/Jacobs**

Waive the Staff Report

This motion carried by the following vote:

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

Chair Bartlett opened the public hearing at 1:09 P.M. and with no one wishing to comment closed the public hearing.

**MOTION: Jacobs/Schwartz**

**Assigned Resolution No. 016-10**

Approved the project, making the findings for the Coastal Development Permit as outlined in the Staff Report, 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 (Jostes)

Chair Bartlett announced the ten calendar day appeal period

**ACTUAL TIME: 1:21 P.M.**

Commissioner Jordan addressed the Commission and commented that he resides just outside the sphere of influence of the project and, not being in any conflict, would still participate in the hearing.

**B. APPLICATION OF PETER BECKER, ARCHITECT, FOR RAMIN BRAL, 163 LA JOLLA DRIVE, APN 041-362-004, E-3/SD-3 ZONES, GENERAL PLAN DESIGNATION: RESIDENTIAL – 5 UNITS PER ACRE (MST2008-00515)**

The proposed project involves a remodel and 911 square foot one-story addition to an existing one-story single family residence resulting in a 2,135 square foot residence with an attached 452 square foot two-car garage. The project also includes permitting a fence located within 50 feet of the top of the coastal bluff, bluff top landscaping and irrigation, and new patio area. The discretionary applications required for this project are:

1. A Coastal Development Permit (CDP2009-00009) to allow the proposed development in the Appealable Jurisdiction of the City's Coastal Zone (SBMC §28.45.009); and
2. A Modification to allow alterations to the existing structure within the required interior setback (SBMC §28.92.110).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15301, Existing Facilities.

Case Planner: Allison De Busk, Project Planner  
Email: ADebusk@SantaBarbaraCA.gov Phone: 805-564-5470, ext. 4552

**MOTION: Larson/Jacobs**

Waive the Staff Report

This motion carried by the following vote:

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

Chair Bartlett opened the public hearing at 1:22 P.M., and with no one wishing to comment, closed the public hearing.

Phil Suding and Kim True, Landscape Architects, were present to answer any of the Planning Commission's landscape questions.

**MOTION: Lodge/Schwartz**

**Assigned Resolution No. 017-10**

Approved the Coastal Development Permit and Modification, making the findings as outlined in the Staff Report, subject to the Conditions of Approval in Exhibit A of the Staff Report with the following revision to the Conditions of Approval: revise Condition A.4 to include that the applicant shall make every effort to reduce future water use by identifying native and drought tolerant plants as a baseline for irrigation needs in the backyard and maintaining or staying below this baseline with proposed landscaping in the backyard.

This motion carried by the following vote:

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

Chair Bartlett announced the ten calendar day appeal period.

**IV. DISCUSSION ITEM**

**ACTUAL TIME: 2:00 P.M.**

**RECUSALS:** To avoid any actual or perceived conflict of interest, the following Commissioners recused themselves from hearing this item:

Commissioner Bartlett recused himself due to his firm being under contract with the Applicant on another project.

Commissioner Larson recused herself due to her husband working for the Applicant.

Commissioners Bartlett and Larson left the dais at 2:01 P.M. with Commissioner Jacobs presiding as Chair.

**CONSTRUCTION UPDATE FOR VILLA RIVIERA REAL ESTATE COMPANY, 601 E. MICHELTORENA ST., APN 027-270-030, C-O (MEDICAL OFFICE) AND R-2 (TWO FAMILY RESIDENTIAL) ZONES, GENERAL PLAN DESIGNATION: MAJOR PUBLIC AND INSTITUTIONAL-MEDICAL CENTER AND RESIDENTIAL-12 DWELLING UNITS PER ACRE (MST2003-00827)**

Six-month construction update on the demolition of the former St. Francis Hospital complex and construction of 115 residential condominiums on approximately 5.94 acres of the 7.39 acre site (previously referred to as the "Cottage Workforce Housing Project"). The project was approved by the Planning Commission on September 21, 2006 (Resolution No. 039-06), and by the City Council on December 19, 2006 (Resolution No. 06-103). The City Council certified the Final Environmental Impact Report (FEIR) for the project on December 19, 2006 pursuant to the California Environmental Quality Act Guidelines

Sections 15090 and 15091. An addendum to the certified FEIR was prepared pursuant to California Environmental Quality Act Guidelines Section 15164.

**DISCUSSION ITEM** - Staff presented a six-month update on the status and effectiveness of construction related mitigations and monitoring for the Cottage Workforce Housing Project. **No formal action on the project was taken during this discussion item.**

Case Planner: Allison De Busk, Project Planner

Email: ADebusk@SantaBarbaraCA.gov

Phone: 805-564-5470, ext. 4552

Allison De Busk, Project Planner, gave the Staff presentation.

Ron Biscaro, Cottage Hospital Vice-President, made himself available for answering any of the Commission's questions.

Chair Jacobs opened the public hearing at 2:19 P.M., and with no one wishing to speak, closed the public hearing.

The Commission congratulated Staff and the Cottage Hospital Project Management team on the management of the project, and see this project as an exemplary role-model in redevelopment. The Commissioners expressed that given the magnitude of the project and the 17 monitoring conditions required to be met, the amount of neighborhood concerns has been relatively small.

## V. ADMINISTRATIVE AGENDA

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

#### A. Committee and Liaison Reports.

##### 1. Staff Hearing Officer Liaison Report

None was given.

##### 2. Other Committee and Liaison Reports

a. Commissioner Lodge reported on the Water Commission meeting of November 8, 2010.

b. Commissioner Jordan and the Commission wished Commissioner Jostes a speedy recovery and return.

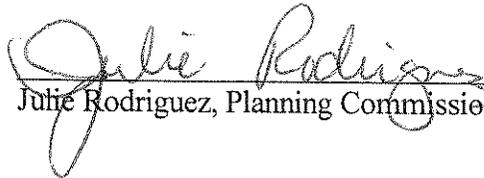
c. Commissioner Jacobs and the Commission wished Commissioner Bartlett and Mayor Schneider a Happy Birthday.

d. Commissioner Jacobs reported on the Highway 101 in Motion project.

VII. ADJOURNMENT

Chair Jacobs adjourned the meeting at 2:37 P.M.

Submitted by,

  
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Julie Rodriguez, Planning Commission Secretary