

**DRAFT**

## City of Santa Barbara Planning Division

### PLANNING COMMISSION MINUTES

January 21, 2010

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

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

#### **ROLL CALL:**

##### **Present:**

Chair Stella Larson

Commissioners Bruce Bartlett, Charmaine Jacobs, Michael Jordan, John Jostes, Sheila Lodge, and Deborah L. Schwartz

#### **STAFF PRESENT:**

Danny Kato, Senior Planner

Susan Reardon, Senior Planner

N. Scott Vincent, Assistant City Attorney

Victoria Johnson, Project Engineer

Dan Gullett, Associate Planner

Julie Rodriguez, Planning Commission Secretary

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

All Commissioners were present.

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

A. Nominations and election of Chair and Vice Chair.

##### **MOTION: Jacobs/Jostes**

Nominate Commissioner Bruce Bartlett as Chair and Commissioner John Jostes as Vice Chair.

This motion carried by the following vote:

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

Commissioner Jacobs acknowledged Chair Larson's year as Planning Commission Chair on behalf of the Commission.

Chair Bartlett voiced appreciation for his nomination and appointment and welcomed new Commissioners Deborah L. Schwartz and Mike Jordan.

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

None.

- C. Announcements and appeals.

Mr. Kato made the following announcements:

1. Mr. Kato announced that the Planning Commission's decision on 3714-3744 State Street (Sandman Inn Project) was appealed to City Council and is scheduled to be heard on March 9, 2010.
2. Commissioner Jostes announced that he will be presenting a colloquium on climate adaptation at the Bren School of Environmental Science and Management at UCSB on Wednesday, January 27, 2010.

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

Chair Larson opened the public hearing at 1:13 P.M. and, with no one wishing to speak, closed the hearing.

**III. JOINT PLANNING COMMISSION AND STAFF HEARING OFFICER CONCEPT REVIEW:**

**ACTUAL TIME: 1:13 P.M.**

**RECUSALS:** To avoid any actual or perceived conflict of interest, Commissioner Bartlett recused himself due to having been directly involved at one time with the project plans.

Commissioner Barlett left the dais at 1:14 P.M. Vice Chair Jostes continued the meeting.

**APPLICATION OF MIKE GONES, AGENT FOR SHARON CLENET, 1213 HARBOR HILLS DRIVE, 035-480-037 (PORTION), 035-480-039, 035-480-040, 035-480-041, E-1 ZONE, GENERAL PLAN DESIGNATION: RESIDENTIAL, 3 UNITS/ACRE (MST2009-00385)**

The purpose of this concept review is to receive feedback and direction from the Planning Commission and Staff Hearing Officer on requested modifications prior to continued processing of the pending application. Approval of the requested modifications would allow for the development of a single-family residence on the property. **No formal action on the development proposal will be taken at the concept review, nor will any determination be made regarding environmental review of the proposed project.**

Upon review and formal action on the application for the development proposal, the proposed project requires the following discretionary applications:

1. A Lot Area Modification to provide 44,479 sf where 45,000 sf is required (SBMC §28.15.080 & 28.92.110); and
2. A Street Frontage Modification to provide approximately 15 ft of public street frontage where 90 ft is required (SBMC §28.15.080 & 28.92.110).

Case Planner: Daniel Gullett, Associate Planner  
Email: DGullett@SantaBarbaraCA.gov

Daniel Gullett, Associate Planner was joined by Victoria Johnson, Project Engineer, in giving the Staff presentation.

Kathleen Weinheimer represented the Applicant in giving the Applicant's presentation. A majority of Commissioners stated that they could not support the Lot Area Modification because they could not make the findings for approval. The Commission was split on the Street Frontage Modification with concern remaining for the slope of the lot; some Commissioners could support it in the future with a reduced size residence because of the visibility of the site and the steep topography of the hillside.

Commissioner Stella Larson left the dais at 2:32 P.M, while Chair Bartlett returned to the dais.

**IV. DISCUSSION ITEM:**

**ACTUAL TIME: 2:33P.M.**

**PLANNING COMMISSION'S REVIEW OF STAFF HEARING OFFICER ACTIONS.**

A discussion with the Staff Hearing Officer and Planning Commission regarding the Staff Hearing Officer review process over the last year and a half.

Case Planner: Susie Reardon,  
Email: SReardon@SantaBarbaraCA.gov

Ms. Reardon provided the Staff presentation.

The Commission expressed confidence in the decision made by the Staff Hearing Officer and stated that a report to the Commission every other year was sufficient, unless a significant deviation in decisions made by the Planning Commission and Staff Hearing officer were to be found.

V. ADMINISTRATIVE AGENDA

ACTUAL TIME: 2:49 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 reported on the Downtown Parking Committee.

b. Commissioner Jostes reported on the *Plan Santa Barbara* subcommittee.

c. Commissioner Bartlett reported on the Architectural Board of Review meeting held on January 11, 2010.

B. Action on the review and consideration of the following Draft Minutes and Resolutions listed in B.3. of this Agenda:

a. November 19, 2009

b. December 10, 2009

c. Resolution 045-09  
130 Harbor Way

d. December 17, 2009

e. Resolution 046-09  
3714-3744 State Street

MOTION: Jostes/Jacobs

Approve the minutes and resolutions as corrected.

This motion carried by the following vote:

Ayes: 4 Noes: 0 Abstain: 2 (Jordan, Schwartz). Absent: 1 (Larson)

Commissioner Lodge abstained from the Minutes and Resolution of December 17, 2009.

Commissioner Jacobs abstained from Item II.D in the Minutes of November 19, 2009 and Resolution 045-09.

Newly appointed Commissioners Jordan and Schwartz abstained from the all of the Minutes and Resolutions.

- C. Appointment of 2010 Primary and Alternate Liaisons to the City Boards and Commissions made in B.1 of this agenda.

**Airport Commission**

Sheila Lodge  
Stella Larson – Alternate

**Architectural Board of Review**

Bruce Bartlett  
Stella Larson – Alternate

**Creeks Restoration & Water Quality Improvement  
Program Citizen Advisory Committee**

Mike Jordan  
Deborah L. Schwartz. – Alternate

**Downtown Parking Committee**

Deborah L. Schwartz  
Mike Jordan- Alternate

**Harbor Commission**

Mike Jordan.  
Deborah L. Schwartz – Alternate

**Highway 101 Improvements Design Subcommittee**

Bruce Bartlett  
Charmaine Jacobs  
Deborah L. Schwartz - Alternate

**Historic Landmarks Commission**

Stella Larson  
Sheila Lodge – Alternate

**Housing Policy Steering Committee**

Bruce Bartlett  
John Jostes  
Charmaine Jacobs– Alternate

**Mission Creek Design Subcommittee**

John Jostes  
Sheila Lodge  
Stella Larson – Alternate

**Park and Recreation Commission**

Charmaine Jacobs  
Deborah L. Schwartz - Alternate

**Plan Santa Barbara Subcommittee**

John Jostes  
Bruce Bartlett  
Sheila Lodge

**Single Family Design Board**

Mike Jordan  
Charmaine Jacobs - Alternate

**Solid Waste Management Advisory Committee**

Stella Larson  
Mike Jordan – Alternate

**Staff Hearing Officer/ Modification Liaison**

Stella Larson  
Sheila Lodge - Alternate

**Transportation and Circulation Committee**

Deborah L. Schwartz  
Bruce Bartlett – Alternate

**Water Commission**

John Jostes.  
Sheila Lodge – Alternate

**VII. ADJOURNMENT**

Chair Bartlett adjourned the meeting at 3:01 P.M.

Submitted by,

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Julie Rodriguez  
Planning Commission Secretary