



City of Santa Barbara Planning Division

PLANNING COMMISSION MINUTES

July 12, 2012

CALL TO ORDER:

Chair Lodge called the meeting to order at 1:03 P.M.

I. ROLL CALL

Chair Sheila Lodge, Vice Chair Mike Jordan, Commissioners Bruce Bartlett, John P. Campanella, Stella Larson, Deborah L. Schwartz, and Addison Thompson.

Absent: Commissioners Campanella and Jordan .

STAFF PRESENT:

Danny Kato, Senior Planner
N. Scott Vincent, Assistant City Attorney
Suzanne Riegle, 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 June 14, 2012
2. Draft Minutes of June 21, 2012
3. Resolution 009-12
4151 Foothill Road and , 675 Cieneguitas Road and 681 Cieneguitas Road

MOTION: Bartlett/Schwartz

Approve the minutes and resolutions as corrected.

This motion carried by the following vote:

Ayes: 5 Noes: 0 Abstain: As noted. Absent: 2 (Campanella, Jordan)

Commissioner Schwartz abstained from the Minutes and Resolution of June 21, 2012.

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

None.

C. Announcements and appeals.

Mr. Kato announced that on June 26, 2012, City Council heard the appeal for 1085 Coast Village Road and upheld the appeal and removed the requirement for a pump mute button.

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

Chair Lodge opened the public hearing at 1:06 P.M. and, with no one wishing to speak, closed the hearing.

III. REZONE AND GENERAL PLAN MAP AMENDMENT INITIATION:

ACTUAL TIME: 1:06 P.M.

APPLICATION OF BETH AND JEFFERSON BAILEY, AGENT, TO CONSIDER INITIATION OF A GENERAL PLAN MAP AMENDMENT AND REZONE IN THE OAK PARK NEIGHBORHOOD (MST2012-00198)

The Planning Commission will consider initiation of a General Plan Map Amendment (GPA) to change the land use designation from Medium High Density Residential (15-27 du/acre) to Office/Medium Density Residential (12 du/acre); and a rezone from R-3, Multi-Family Residential Zone, to C-O, Medical Office Zone for properties in the 500 block of West Junipero Street which are located in the Oak Park Neighborhood.

The affected parcels are:

- 531 W. Alamar Ave., APN 025-051-018;
- 534 W. Junipero St., APN 025-051-017;
- 524 W. Junipero St, APN 025-051-023;
- 520 W. Junipero St, APN 025-051-014;
- 516 W. Junipero St, APN 025-051-013; and
- 504 W. Junipero St, APN 025-051-028,

The discretionary applications required for this project are:

1. Initiation of General Plan Map Amendments (SBMC § 28.07.010); and
2. Initiation of Amendment and Changes of Zone Boundaries (SBMC § 28.92.020).

The proposed GPA and Rezone will be considered along with other amendments that are part of the *Plan Santa Barbara* General Plan Update. The Planning Commission and Council certified the Final Environmental Impact Report (EIR) prepared for the Plan. This proposal is within the scope of the EIR pursuant to the California Environmental Quality Act Guidelines Section 15168, and at the time of Council decision appropriate findings will be considered.

Case Planner: Suzanne Riegler, Assistant Planner
Email: SRiegel@SantaBarbaraCA.gov

Phone: 805-564-5470, ext. 2687

Suzanne Riegler, Assistant Planner, gave the Staff presentation.

Beth Bailey, Applicant, gave the Applicant presentation.

Chair Lodge opened the public hearing at 1:25 P.M.

Bonnie Freeman, property owner of 415 W. Quinto Street, wondered what impact a rezone would have to her property, which is now in Zone R-3. She noted that parking and traffic already have an impact, as well as the huge trucks that come down the alley

Commissioner Thompson suggested that Staff meet with Ms. Freeman and assist her in answering her questions.

With no one else wishing to speak, the public hearing was closed at 1:28 P.M.

Commissioner Lodge was concerned with the loss of housing and wanted the parcel at 531 W. Alamar excluded and kept residential, especially having read the Oak Park Association's comments.

MOTION: Thompson/Bartlett

Assigned Resolution No. 010-12

Initiate the Amendment and Changes of Zone Boundaries and General Plan Amendments.

This motion carried by the following vote:

Ayes: 4 Noes: 1 (Lodge) Abstain: 0 Absent: 2 (Campanella, Jordan)

Chair Lodge announced the ten calendar day appeal period.

IV. ADMINISTRATIVE AGENDA

ACTUAL TIME: 1:46 P.M.

E. Committee and Liaison Reports.

1. Staff Hearing Officer Liaison Report

Commissioner Larson reported on the Staff Hearing Officer meeting held on June 27, 2012.

2. Other Committee and Liaison Reports

a. Commissioner Lodge reported on the Water Commission.

V. ADJOURNMENT

Chair Lodge adjourned the meeting at 1:48 P.M.

Submitted by,



Julie Rodriguez, Planning Commission Secretary