City of Santa Barbara
Planning Division

PLANNING COMMISSION MINUTES

December 1, 2011

CALL TO ORDER:
Chair Jostes called the meeting to order at 1:00 P.M.

I. ROLL CALL

Chair John Jostes, Vice Chair Sheila Lodge, Commissioners Bruce Bartlett, Charmaine Jacobs, Stella Larson, and Deborah L. Schwartz.

Absent: Commissioner Mike Jordan

STAFF PRESENT:
Danny Kato, Senior Planner
N. Scott Vincent, Assistant City Attorney
Jan Hubbell, Parks Project Planner
Melissa Hetrick, Project Planner/Environmental Analyst
Kelly Brodison, Assistant Planner
Julie Rodriguez, Planning Commission Secretary

II. PRELIMINARY MATTERS:

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

None.

B. Announcements and appeals.

Mr. Kato announced that the appeal to City Council of the Planning Commission's decision on 415 Alan Road was continued from November 15, 2011 to January 31, 2012.

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

Chair Jostes opened the public hearing at 1:01 P.M. and, with no one wishing to speak, closed the hearing.

NEW ITEMS:

ACTUAL TIME: 1:01 P.M.

A. **APPLICATION OF JILL ZACHARY, ASSISTANT PARKS AND RECREATION DIRECTOR, AGENT FOR THE CITY OF SANTA BARBARA, 1100, 1201 AND 1335 SHORELINE DRIVE (SHORELINE PARK), 045-240-004, P-R/S-D-3,PARKS AND RECREATION AND COASTAL OVERLAY ZONES, GENERAL PLAN DESIGNATION: NEIGHBORHOOD PARK (MST2009-00495)**

The proposed Shoreline Park Safety Improvement Project involves 1) Sidewalk and fencing replacement around the landslide area; 2) Fencing replacement and repair in some other areas of the park where fencing is in disrepair; 3) New fencing installation to restrict access at MacGillivray Point; 4) Bluff-top revegetation at the landslide; 5) Relocation of two park benches from MacGillivray Point to an area near the landslide; 6) Lighting replacement; and, 7) Informational sign replacement. The discretionary application required for this project is a Coastal Development Permit (CDP20011-00012) to allow the proposed development in the Appealable Jurisdiction of the City's Coastal Zone (SBMC §28.45.009).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15302, Replacement or Reconstruction

Case Planner: Jan Hubbell, Parks Project Planner
Email: JHubbell@SantaBarbaraCA.gov Phone: 805-564-5440

Jan Hubbell, Parks Project Planner, gave the Staff presentation.

Jill Zachary, Assistant Director, Parks and Recreation, gave the Applicant presentation. Santos Escobar, Parks Manager, was available to answer the Commission's questions.

Lesley Wiscomb, Parks and Recreation Commission Chair, summarized the Commission's public safety concerns regarding MacGillivray Point.

Chair Jostes opened the public hearing at 1:28 P.M.

Michele Nielson spoke in support of the proposed improvements.

The following people spoke in opposition to the project or with concerns:

1. Roger Schnewter strongly disagreed with decision to fence off MacGillivray Point stating that the potential risk was not discussed in the supporting geologist report. Requested that a no-action option be considered.

2. Timothy Harding, Mesa Shoreline Park Association, agreed with Mr. Schnewter in keeping MacGillivray Point accessible and supported all other improvements.
3. Patrick Carroll supported doing further assessment and monitoring of MacGillivray Point.
4. Shannon MacGillvery McGraw asked that the MacGillivray Lookout Point be kept open but was open to naming of the children's playground until an alternate site be considered for a lookout point.
5. Robert Burke cautioned against permanent fencing referencing the septic tanks and cut road sand that also cause erosion
6. Jackie Karp said that squirrels were a part of the erosion problem and the squirrel population was not a problem until dogs were banned from the beach.

With no one else wishing to speak, the public hearing was closed at 1:40 P.M.

A coastal bluff assessment is recommended but is absent funding.

The majority of the Planning Commission felt that safety considerations needed to come first over preservation of access to the lookout point and that this was a necessary interim step. Most Commissioners felt that Mayor MacGillivray needs to be recognized and that a new lookout place be considered every step of the way and not have to wait for a future geologic survey that could be a long time in coming. Some Commissioners asked that the City continue to work collaboratively with the MacGillivray family in acknowledging Mayor MacGillivray and finding another site that is as appropriate as or nicer than what we have now. Commissioner Larson asked that wherever possible the Arundo, and any other non-native invasive species, be removed from the bluff.

MOTION: Larson/Schwartz **Assigned Resolution No. 024-11**
Approved the project, making the findings for the Coastal Development Permit and Park and Recreation Zone Findings outlined in the Staff Report dated November 22, 2011, subject to the Conditions of Approval in Exhibit A of the Staff Report with the following revisions to the Conditions of Approval: direct Parks and Recreation to find another overlook opportunity to honor Mayor MacGillivray. (wherever possible remove arrondu and any invasive species)

This motion carried by the following vote:

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

Chair Jostes announced the ten calendar day appeal period.

ACTUAL TIME: 2:08 P.M.

B. **APPLICATION OF HOCHHAUSER BLATTER, ARCHITECT FOR 1722 STATE STREET INVESTORS, LLC PROPERTY OWNER, 1722 STATE STREET, APN 027-102-021, C-2/R-1 ZONES, GENERAL PLAN DESIGNATION: GENERAL COMMERCE/OFFICES (MST2011-00189)**

The project consists of the conversion of an existing two-story, 7,200 square foot bank building to a new medical office and surgery center and the construction of a 5,233 square foot, two-story addition on a 28,875 square foot parcel in the El Pueblo Viejo District. The proposal includes a tentative subdivision map to create up to eight commercial condominiums. The parking lot will be reconfigured to provide 52 parking spaces, including two accessible spaces and associated landscape improvements.

The discretionary applications required for this project are:

1. A Tentative Subdivision Map for a one-lot subdivision to create up to eight commercial condominium units (SBMC 27.07 and 27.13);
2. A Development Plan to allow the construction of 5,233 square feet of nonresidential development (SBMC §28.87.300);
3. A Conditional Use Permit to allow the parking area for non-residential uses in a residential zone (SBMC §28.94.030.I); and
4. A Transfer of Existing Development Rights per SBMC§28.95.020 for receiving and sending sites to allow non-residential development in excess of 2,000 square feet of new floor area.

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15303 New Construction or Conversion of Small Structures.

Case Planner: Kelly Brodison, Assistant Planner
Email: KBrodison@SantaBarbaraCA.gov Phone: 805-564-5440

Kelly Brodison, Assistant Planner, gave the Staff presentation.

Craig Shallanberger, Historic Landmarks Commission (HLC), provided a summary of the reviews made by the HLC and found the project compatible with the El Pueblo Viejo Guidelines.

Jan Hochhauser, gave the Applicant presentation. Scott Schell, Associated Transportation Engineers; and Phil Suding, Landscape Architect; were available for answering the Commission's questions.

Chair Jostes opened the public hearing at 2:39 P.M. and with no one wishing to speak, closed the hearing.

MOTION: Jacobs/Larson **Assigned Resolution No. 025-11**

Approved the project, making the findings for the Tentative Subdivision Map, Development Plan, Conditional Use Permit, and Transfer of Existing Development Rights outlined in the Staff Report dated November 22, 2011, subject to the Conditions of Approval in Exhibit A of the Staff Report with the following revisions to the Conditions of Approval regarding Design Review: 1) Two of the parking spaces shall be specifically designated for patient pickup/drop off and delivery vans near the rear entrance of the building. 2) Maximize streetscape landscaping opportunity within the potential parkway zone without precluding pedestrian access from parked vehicles. 3) Maximize photo voltaic opportunity on the roof without preclusion of the required mechanical equipment.

This motion carried by the following vote:

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

Chair Jostes announced the ten calendar day appeal period.

III. ENVIRONMENTAL HEARING:

ACTUAL TIME: 3:08 P.M.

APPLICATION OF CITY OF SANTA BARBARA, PUBLIC WORKS DEPARTMENT, LOWER SYCAMORE CREEK AND PUNTA GORDA STREET BRIDGE, ROW-001-603, R-3/R-4 (LIMITED MULTIPLE-FAMILY/ HOTEL-MOTEL-MULTIPLE RESIDENCE) ZONES, GENERAL PLAN DESIGNATION: OPEN SPACE/ STREAM (MST2009-00374)

The Lower Sycamore Creek Channel Widening and Punta Gorda Street Bridge Replacement Project is comprised of two phases. The Phase 1 component includes channel improvements beginning five feet north of the Highway 101 right-of-way and extending approximately 150 feet upstream toward Punta Gorda Street. The Phase 2 component includes channel improvements beginning at the northerly end of Phase 1 and extending 195 feet upstream to a point approximately 75 feet upstream of the Punta Gorda Street Bridge. Phase 2 includes the replacement of the Punta Gorda Street Bridge. A creek restoration plan is incorporated into both phases.

The purpose of the environmental hearing was to receive comments from the Planning Commission, interested agencies and the public on the Draft Initial Study and Mitigated Negative Declaration, consistent with the provisions of the California Environmental Quality Act (CEQA) Guidelines. Written comments will be accepted through December 8, 2011.

No formal action on the development proposal or environmental document took place at this hearing.

Case Planner: Kathleen Kennedy, Associate Planner
Email: KKennedy@SantaBarbaraCA.gov Phone: 805-564-5470, ext. 4560

Melissa Hetrick, Environmental Analyst, gave the Staff presentation.

Jessica Grant, Public Works Project Planner, gave the applicant presentation. Craig Stuart, Santa Barbara Fire Department was available to answer any of the Commission's questions.

Chair Jostes opened the public hearing at 3:25 P.M. and, with no one wishing to speak, closed the hearing.

The Commissioners made the following comments:

1. The Planning Commission was satisfied with the document. Commissioner Bartlett was concerned that the bridge is wide enough to accommodate possible future expansions of the Sycamore Creek channel.
2. Commissioner Jacobs asked that the bridge be built to accommodate all modes of transportation, including walking.
3. Commissioner Larson suggested educating the public on the effects of dumping trash by inclusion of signs with fines for dumping. Also suggested sending out status updates in water bills so that everyone knows what is going on.
4. Commissioners Schwartz and Larson strongly urged for inclusion for applying graffiti resistant treatment to any walls that are installed.

Commissioner Bartlett left the dais at 3:28 P.M

IV. ADMINISTRATIVE AGENDA:

ACTUAL TIME: 3:35 P.M.

D. Committee and Liaison Reports.

1. Staff Hearing Officer Liaison Report

   Commissioner Larson reported on the Staff Hearing Officer meetings held on November 16th and 30th, 2011.

2. Other Committee and Liaison Reports

   a. Commissioner Larson reported on the Historic Landmarks Committee meeting of November 30, 2011.

   b. Commissioner Lodge reported on the Airport Commission meeting of November 16, 2011.

VI. ADJOURNMENT:

Chair Jostes adjourned the meeting at 3:43 P.M.

Submitted by,

Julie Rodriguez, Planning Commission Secretary