City of Santa Barbara
Planning Division

PLANNING COMMISSION MINUTES

June 21, 2012

CALL TO ORDER:

Chair Lodge called the meeting to order at 1:01 P.M.

I. ROLL CALL

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

Absent: Commissioner Stella Larson

STAFF PRESENT:

Bettie Weiss, City Planner
Danny Kato, Senior Planner
N. Scott Vincent, Assistant City Attorney
Rob Dayton, Principal Transportation Planner
Steve Foley, Supervising Transportation Planner
Allison De Busk, Project 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 for 1085 Coast Village Road will be heard by City Council next Tuesday, June 26, 2012.

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

Chair Lodge opened the public hearing at 1:03 P.M. and, with no one wishing to speak, closed the hearing.

III. NEW ITEM:

ACTUAL TIME: 1:03 P.M.

APPLICATION OF STEVE FORT, SUZANNE ELLEDGE PLANNING & PERMITTING SERVICES, FOR FOOTHILL CENTRE, LP, 4151 FOOTHILL ROAD AND 681 CIENEGUITAS ROAD, APN 059-160-017 AND -023; SC (SHOPPING CENTER) ZONE (COUNTY), GENERAL PLAN DESIGNATION: NEIGHBORHOOD COMMERCIAL (COUNTY) (MST2008-00496)

The project consists of the annexation of three parcels (4151 Foothill Road and 675 and 681 Cieneguitas Road) totaling 4.31 acres into the city of Santa Barbara, and detachment from the Goleta Water District, the Goleta Sanitary District, the Santa Barbara County Fire Protection District, County Service Area 3 and County Service Area 32. Upon annexation, a City General Plan designation of Commercial/Medium High Density Residential is proposed, with a zoning designation of Limited Commercial/Upper State Street Overlay (C-1/S-D-2).

Proposed development would include two new 37-foot tall two-story office buildings totaling 60,122 net sq. ft., constructed at 4151 Foothill Road and 681 Cieneguitas Road, for use by Sansum Clinic. A 225-space parking lot would be constructed, with access from Cieneguitas Road. The existing abandoned gas station would be demolished. The existing 2,500 sq. ft. building at 675 Cieneguitas Road, currently used as a veterinary hospital, would remain.

The discretionary applications required for this project are:

Actions requiring a recommendation by the Planning Commission to the City Council, and subsequent approval by the City Council and LAFCO:

1. Reorganization of APNs 059-160-017, -021 and -023, including Annexation to the city of Santa Barbara and Detachment from Goleta Water District, Goleta Sanitary District, Santa Barbara County Fire Protection District, County Service Area 3 (Goleta Valley - Multipurpose) and County Service Area 32 (Unincorporated Area - Law Enforcement);

2. A General Plan Amendment to designate the three parcels (APNs 059-160-017, -021 and -023) as Commercial/Medium High Density Residential upon annexation;

3. A Zoning Map Amendment to zone the three parcels (APNs 059-160-017, -021 and -023) C-1/S-D-2 (Limited Commercial and Upper State Street Overlay) upon annexation;

Action requiring a recommendation by the Planning Commission to the City Council, and subsequent approval by the City Council:

4. Final Economic Development Designation by the City Council for 13,526 square feet from the Economic Development category for a medical office/clinic on APNs 059-160-017 and -023 (SBMC 28.87.300); and

Actions by the Planning Commission, contingent upon recommendation of the actions listed above:

5. A Development Plan to allow the construction of 58,372 square feet of net new nonresidential development on APNs 059-160-017 and -023 (SBMC §28.87.300).

The Planning Commission will consider approval of the Mitigated Negative Declaration prepared for the project pursuant to the California Environmental Quality Act Guidelines Section 15074.

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.

Michael Towbes, Towbes Group, gave the Applicant presentation, joined by Kurt Ransohoff, Sansum Chief Executive Officer

Scott Schell, Associated Transportation Engineers; and Richard Six, Architect, were available to answer any of the Commission's questions.

Chair Lodge opened the public hearing at 1:30 P.M.

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

1. Carrie Brown, neighbor, was not invited to Towbes' neighborhood meeting and wanted to know how many attended and what issues were presented. She has previously spoken in support of incorporation of the Foothill triangle. Highway 154 at Foothill is a gateway to Santa Barbara. This building is too big and this first attempt at annexing a political 'hot potato' area must be done more sensitively. Foothill Road, Cathedral Oaks and Cieneguitas Road are residential streets. The scale of the building is too big and this project sets a precedent for commercial development.
2. David Jones was supportive of the prior proposed project and finds that the new proposed project with both buildings up against Foothill and Cieneguitas Road and parking in the rear, is out of character with the neighborhood. The project is too massive along Foothill. Would like views protected.
3. Lisa Hoffman Rittenburg, representing Michael Rittenburg of Foothill Pet Hospital, read letter submitted to the Planning Commission.
4. Del Britschgi, representing the property owner of 675 Cieneguitas, spoke in support of the Foothill Pet Hospital and allowing the sign to remain as long as the current business resides at the site. Loss of the sign would limit visibility of the business from Highway 154.
5. Ron Lopez, neighbor, was concerned with Building A being too close to Foothill Road and asked that Building A be setback further from Foothill Road. Was also concerned with the size of the building, traffic and that the 300 foot notification

radius was too small and neighbors on Laiqua Lane and Cocopah Drive were not notified.

6. Carrie Pekarek supports project and tenant but would like Building A to be less massive and moved back along Highway 154. Concerned with the number of trips in and out during the day.

With no one else wishing to speak, the public hearing was closed at 1:47 P.M.

Mr. Towbes addressed the public's concerns regarding noticing for the neighborhood meeting, the location of the buildings, and the 35 foot front setback that exceeds the city's required setback. Mr. Towbes also clarified that the trip counts were down Cieneguitas Road and not the entire project. There will be relatively few trips down the neighborhood.

Steve Foley, Supervising Transportation Planner, clarified average daily trips and peak hour trips.

Commissioner Bartlett stated that the Urban Design Guidelines have not been properly implemented and the project is lacking in sustainability features; the project may meet the minimum requirements, but it is not exemplary as a gateway to Santa Barbara.

Chair Lodge stated that the site is an entrance to the City and this project does not fit the Santa Barbara aesthetic; she questioned the height and the large expanse facing Foothill.

MOTION: Jordan/Schwartz **Assigned Resolution No. 009-12**
Adopt the Final Mitigated Negative Declaration, approve the Development Plan with Conditions of Approval as revised June 21, 2012, with the following additions: 1) Applicant to consider some inclusion of covered parking with solar benefits; and 2) Applicant to consider parking lot improvements incorporating storm water capture; and recommend the City Council approve the Reorganization, General Plan Amendment; Zoning Map Amendment; and Economic Development designation making the findings outlined in the Staff Report, dated June 14, 2012.

This motion carried by the following vote:

Ayes: 4 Noes: 2 (Bartlett, Lodge) Abstain: 0 Absent: 1 (Larson)

Chair Lodge announced the ten calendar day appeal period.

Chair Lodge called for a recess at 3:04 P.M. and reconvened the meeting at 3:18 P.M.

IV. DISCUSSION ITEM

ACTUAL TIME: 3:18 P.M.

TRAFFIC ANALYSIS AND FINDINGS RELATED TO THE CITY'S GROWTH MANAGEMENT PROGRAM Continued from May 17, 2012.

The purpose of this hearing is for the Planning Commission to discuss and provide input on the traffic analysis component and findings of the City's Growth Management Program.

On May 17, 2012 the Planning Commission initiated amendments to the City's Zoning Ordinance including the Development Plan Ordinance (DPO), SBMC §28.87.300 and Council Resolution No. 09-058 to carry out recently adopted General Plan Policy LG2, Limit Non-Residential Growth and LG7, Community Benefit Non-Residential Land Uses.

Case Planner: Rob Dayton, Principal Transportation Planner
Email: RDayton@SantaBarbaraCA.gov Phone: 805-564-5390

Rob Dayton, Principal Transportation Planner, gave the Staff presentation, joined by Bettie Weiss, City Planner.

Chair Lodge opened the public hearing at 4:33 P.M.

Scott Schell, Zone 4 resident, is concerned that current thresholds will limit redevelopment of Upper State Street and limit development to what is on the ground today. Believes there should be some flexibility.

With no one else wishing to speak, the public hearing was closed at 4:36 P.M.

Commissioner's comments:

1. Many commissioners liked the direction that the traffic analysis component was taking.
2. Commissioner Schwartz felt that we are not investing in the types of transportation methods that will allow us to bring in more housing.
3. Commissioner Jordan feels that Staff will have a challenge conveying what Staff is proposing and encourages Staff to meet with the Commission again to work through some of what is not explained in the report.
4. Commissioner Campanella felt that in order for people to afford housing, house prices have to come down and incomes have to go up. Would like to see Staff determine what kind of non-residential development we want to encourage and identify jobs that will provide higher incomes.

5. Commissioner Bartlett is glad to see that Staff is doing away with the automatic 'no' on traffic cumulative impacts. Would like to see a structure that incentivizes the goals, rather than focusing on what cannot be done.
6. Commissioner Schwartz wants to see a balance in doing what we can in the area of housing, while looking at pockets of economic development. Would like Staff to develop an economic development plan that actively attracts and retains the right type of commercial development along with a total transportation system so that traffic congestion can be reduced.
7. Commissioner Lodge felt that what came out of the PlanSB process was the need for housing, which is needed more than new job creation.

Ms. Weiss referenced a slide that showed the list of PlanSB objectives, the last being the reduction of traffic that led to today's discussion.

Ms. Weiss felt that if we add Economic Development, there is no sense in having the Community Priority table. Ms. Weiss thanked the commission for its input and looks forward to returning.

V. ADMINISTRATIVE AGENDA

ACTUAL TIME: 5:19 P.M.

D. Committee and Liaison Reports.

1. Staff Hearing Officer Liaison Report

   None was given.

2. Other Committee and Liaison Reports

   None were given.

Chair Lodge adjourned the meeting at 5:19 P.M.

Submitted by,

Julie Rodriguez

Julie Rodriguez, Planning Commission Secretary