



City of Santa Barbara Planning Division

PLANNING COMMISSION MINUTES

March 10, 2005

CALL TO ORDER:

Chair Jonathan Maguire called the meeting to order at 1:06 p.m.

ROLL CALL:

Present:

Chair Jonathan Maguire

Vice-Chair John Jostes

Commissioners, Charmaine Jacobs, Stella Larson, Bill Mahan, George C. Myers and Harwood A. White, Jr.

STAFF PRESENT:

Jan Hubbell, Senior Planner

Renee Brooke, Associate Planner

Trish Allen, Associate Planner

Susan McLaughlin, Assistant Transportation Planner

Allison De Busk, Associate Planner

N. Scott Vincent, Assistant City Attorney

Liz N. Ruiz, Planning Commission Secretary

II. PRELIMINARY MATTERS:

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

There were no requests.

B. Announcements and appeals.

There were no announcements.

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

There were none.

III. CONSENT ITEMS:

ACTUAL TIME: 1:07 P.M.

APPLICATION OF PEIKERT GROUP ARCHITECTS, LLP, AGENT FOR CHADWICK PACIFIC LP, PROPERTY OWNER, 721-739 CHAPALA STREET, APNS 037-082-006 AND 037-082-026, C-2 ZONE, GENERAL PLAN DESIGNATION: GENERAL COMMERCE (MST2002-00405).

On February 5, 2004, the Planning Commission approved a Tentative Subdivision Map and two Modifications (to allow less than the required open space area and number of parking spaces) for development of 29 residential condominiums and a maximum of 11 commercial condominiums on the site.

The current proposal involves a change to the condition of approval for the project limiting construction activities to weekdays between 8:00 a.m. and 5:00 p.m. The Applicant is requesting that the regular construction hours be extended on weekdays to include the period between 7:00 a.m. and 8:00 a.m., that non-noise-generating construction activities be allowed at any time on weekdays (including the period between 5:00 p.m. and 7:00 a.m.), and that, on limited occasions, the provisions of this condition be waived temporarily to allow completion of continuous concrete pours. The discretionary application required for this request is a Tentative Subdivision Map Amendment (SBMC Chapter 27.07).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Sections 15304 (Minor Alterations to Land) and 15332 (In-fill Development Projects).

Renee Brooks, Associate Planner, gave a brief overview of this request.

Andrew Bermant, applicant, provided additional information.

Commissioners' comments and questions:

1. Stated willingness to support the 7:00 a.m. start time and special concrete pours outside of construction hours.
2. Suggested talking to the neighbors.
3. Feels they are opening a Pandora's box if they allow 24-hour construction.

Commissioner Jacobs arrived at 1:14 p.m.

The public hearing was opened at 1:24 p.m.

The following person spoke in favor of the project:

Tracy Pfautch

With no one else wishing to speak, the public hearing was closed at 1:25 p.m.

Commissioners' comments and questions:

1. Unwilling to go beyond time limits they have already allowed since the Planning Commission conditions and the City's noise ordinance requirements should be considered.
2. Feels speeding up construction in the downtown area is a good idea.
3. Asked if there is a decibel meter in order to define what they are dealing with as far as noise is concerned.
4. Asked about types of noise generating construction activities requested to be allowed after 5:00 p.m.
5. Does not feel noise is an issue in downtown after 5:00 p.m.
6. Feels that those who live in downtown should expect noise.
7. Feels there is a difference between urban noise and construction noise.
8. Feels times for construction need to be managed.
9. Suggested modifying condition pertaining to hours of operation to read, "will be determined on a case by case basis, subject to review".
10. Stated there is a need for a meeting and/or conversation with the Contractor's Association.
11. Asked if they are extending hours for pours and is the City extending the hours for everything that comes before the Planning Commission for request.

Ms. Hubbell addressed the Commissioners' questions.

Mr. Bermant entered into record a noise study done by URS, which was disseminated to the Planning Commission.

Mr. Vincent recommended the Planning Commission stay with a list of agreed-to construction activities that a lay person can understand.

MOTION: White/Mahan

Assigned Resolution No. 016-05

To extend the hours of construction from 7:00 a.m. to 5:00 p.m., without restriction.

This motion carried by the following vote:

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

Chair Maguire announced the ten calendar day appeal period.

IV. NEW ITEMS:

ACTUAL TIME: 2:05 P.M.

A. APPLICATION OF PETE EHLEN (ARCHITECT), AGENT FOR PLANNED PARENTHOOD (PROPERTY OWNER), 518 GARDEN & 321 E. HALEY STREETS, 031-211-028,-029, C-M, COMMERCIAL MANUFACTURING ZONE, GENERAL PLAN DESIGNATION: INDUSTRIAL (MST1999-00916)

The proposed project consists of a 2,183 square foot second floor addition to the existing building at 518 Garden Street (031-211-028), enclosing an outdoor patio area on the second floor, and reconfiguration of the existing parking lot to increase by one space, resulting in a total of 26 parking spaces. The project also consists of construction of a new three-story 6,419 square foot office building on the same parcel as the existing building. An additional 30 parking spaces are proposed on the adjacent parcel located at 321 E. Haley Street (031-211-029); the existing building is proposed to be demolished to make way for the parking lot. The subject parcels are proposed to be merged.

The discretionary applications required for this project are:

1. A Modification to provide less than the required number of parking spaces (SBMC § 28.90.100);
2. Development Plan Approval for 8,602 square feet of net new non-residential square footage (SBMC § 28.87.300); and
3. A Recommendation to City Council for a Final Community Priority Designation of 3,565 square feet from the Community Priority Category for Offices (SBMC § 28.87.300).

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

Trish Allen, Associate Planner, gave a brief presentation of the project.

Commissioners' Comments and questions:

1. Asked if staff did any analysis in encouraging property owners to avoid parking lots in front of buildings on the street edge and consistency with Circulation element policies and Urban Design Guidelines.
2. Asked about security concern at the site.
3. Noted there is no visual connection from Garden Street.
4. Regarding Haley Street elevation (wall and bench) would like to have something more compelling for that area.
5. Asked what are the resale restrictions with reference to granting the Community Priority square footage.
6. What would the mechanism be if and when the property is sold.
7. Noted that Planned Parenthood is a good institution
8. Appreciates design..
9. Would like to see more emphasis put on bicycle parking.

10. Feels there should be consistency with construction hours in relation to other projects.
11. Finds it difficult to support the site plan with the building setback from the street, but acceptable because of Planned Parenthood's specific needs.

Susan McLaughlin, Assistant Transportation Planner, addressed the Planning Commission.

Pete Ehlen, Architect for Planned Parenthood, addressed the Planning Commission. He introduced Scott Shell, Traffic Analyst with ATE, Sherry Madson, and Dan Hoan, Board of Directors and said they were present to answer any questions the Planning Commission might have.

Mr. Vincent addressed the Planning Commission regarding the parking demand study, and noted a new buyer or tenant would have to meet the parking demand and that the Traffic Demand Management plan would be recorded on the property's title.

The public hearing was opened at 2:36 p.m. and with no one wishing to speak, it was closed.

Ms. McLaughlin once again addressed the Planning Commission spoke regarding the parking demand.

MOTION: Mahan/Jacobs

Assigned Resolution No. 017-05

To make the findings and approve the project and recommend community priority designation to Council with the following amended conditions: 1) Include additional bike bollards at both street frontages; 2) The applicant shall incorporate more compelling elements at Haley Street frontage to establish a very pedestrian-oriented area with benches, kiosk, flower stand or other amenity to draw pedestrian interest and a pergola or other element to screen parking in a way that will be exemplary, enhance landscaping on the street, all in a way that will enhance Haley Street, 3) Enhance the outdoor areas between the existing and new buildings for the employees; and 4) Require that bus passes be provided to employees.

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

Chair Maguire announced the ten calendar day appeal period.

Recessed at 2:57 p.m., and reconvened at 3:17 p.m.

ACTUAL TIME: 3:17 P.M.

B. COOK, PROPERTY OWNER, 1655 SHORELINE DRIVE, APN 045-173-025, E-3/S-D-3 ONE FAMILY RESIDENCE AND COASTAL OVERLAY ZONES, GENERAL PLAN DESIGNATION: RESIDENTIAL, 5 UNITS PER ACRE (MST2004-00097)

The proposed project involves the addition of 852 square feet to the first floor and a 1,468 square foot second story on an existing one-story single-family residence, resulting in a 3,896 square foot residence with an attached 541 square foot garage and workshop on a 20,037 square foot lot.

The discretionary application required for this project is:

1. A Coastal Development Permit 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 Guidelines Section 15301 (Existing Facilities).

Allison De Busk, Associate Planner, gave a brief presentation of the project.

Gregory Jenkins, Architect for the applicants, addressed the Planning Commission.

Commissioners' comments and questions:

1. Asked architect to address the terrace and bluff area, specifically with regard to its stability.
2. Complimented the scaling back of the project.
3. Asked if chimneys have to be so tall. Suggested chimneys be kept at the minimum height allowed by code.
4. Asked if there is a landscaping plan.
5. Stated this is a neighborhood with predominately one story houses.
6. Suggested shaving off a little of the west side of the building.
7. Agreed that eliminating one of the curb cuts and the horseshoe driveway is appropriate.
8. Suggested taking out the lawn or making it smaller.
9. Requested to see the geologic reports prepared for the site.
10. Stated view corridors are precious and need to be preserved.
11. Asked if the locations of structures on the vicinity map are accurate.
12. Feels coastal act issues exist: visual resources, pedestrian access and coastline protection..
13. Would like to see a different landscape plan that incorporates blufftop design guidelines.
14. Feels considerable redesign is needed here.
15. Expressed concern with the size, bulk and scale of this project.
16. Commented that he would like to go back to site and walk the neighborhood.

Ms. Hubbell spoke regarding the terrace and bluff area.

Ms. McLaughlin addressed the Planning Commission.

The public hearing was opened at 3:41 p.m., and the following person spoke in opposition to the project:

Michael McLaughlin

With no one else wishing to speak, the public hearing was closed at 3:45 p.m.

Mr. Vincent, informed the Commission no change is being made to the terrace it is a private improvement and, therefore, a private responsibility should a catastrophic event occur.

Mr. Jenkins once again addressed the Planning Commission.

MOTION: Mahan/White

To continue in one week and hold a follow-up site visit.

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

C. (PROPERTY OWNER), 1156 NORTH ONTARE ROAD, APN 055-160-028, A-1/SINGLE-FAMILY RESIDENTIAL ZONE, GENERAL PLAN DESIGNATION: RESIDENTIAL, 1 UNIT/ACRE (MST2004-00196).

The project involves the division of a 14.77-acre (gross) parcel into nine lots, ranging in net size from 0.94 acre to 5.59 acres, for future residential development. Infrastructure improvements related to the subdivision are proposed, including a new public road, curb, gutter, public drainage system and utilities, private bioswale drainage feature, residential street lights, and fire hydrants. Although development of the newly created lots is not proposed at this time, development and building envelopes have been proposed for each lot. The proposed project requires the following discretionary applications:

1. A Conditional Use Permit to allow a Planned Residence Development (PRD) in the A-1 Zone (SBMC §28.94.030.G);
2. A Tentative Subdivision Map to allow the division of one parcel into nine lots (SBMC Chapter 27.07);
3. A Modification to allow the existing garage on proposed Lot 7 to encroach into the required 15-foot interior yard setback (SBMC §28.92.026);
4. A Modification to allow proposed Lot 5 to provide less than 100 feet of frontage on a public street (SBMC §28.15.080); and
5. A Modification to allow proposed Lot 6 to provide less than 100 feet of frontage on a public street (SBMC §28.15.080).

The Planning Commission will also consider approval of the Negative Declaration prepared for the project (ENV2004-00196) pursuant to the California Environmental Quality Act Guidelines Section 15074.

This item is continued to April 14, 2005, and will be renoticed.

V. ADMINISTRATIVE AGENDA

A. Committee and Liaison Reports.

Commissioner Mahan reported on the Historic Landmarks Commission (HLC), and noted their review of the proposed project at 101 Garden Street.

Chair Maguire reported on the Chair/Vice-Chair luncheon and on the Eastside Study Group's meeting with the Police Chief Sanchez.

Ms. Hubbell noted Chair Maguire will be provided with a tape of the Joint Special Meeting of March 10, 2005.

Commissioner Jostes left at 4:43 p.m.

B. Review of the decisions of the Modification Hearing Officer in accordance with SBMC §28.92.026.

None.

C. Review and consideration of the following Planning Commission Minutes and Resolutions:

1. Minutes of November 11, 2004
2. Resolution No. 050-04
3. 218 Santa Cruz Boulevard

MOTION: White/Mahan

To approve the minutes and resolutions as corrected.

This motion carried by the following vote:

Ayes: 3 Noes: 0 Abstain: 3 (Jacobs, Larsen & Myers) Absent: 1 (Jostes)

VI. ADJOURNMENT

The meeting was adjourned the meeting at 4:48 p.m.

Submitted by,

Liz N. Ruiz, Planning Commission Secretary