



City of Santa Barbara

Planning Division

PLANNING COMMISSION MINUTES

September 22, 2005

CALL TO ORDER:

Vice-Chair John Jostes called the meeting to order at 1:04 p.m.

ROLL CALL:

Present:

Vice-Chair John Jostes

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

Absent:

Chair Jonathan Maguire

STAFF PRESENT:

Jan Hubbell, Senior Planner

Renee Brooke, Project Planner

Victoria Greene, Project Planner

Michael Berman, Environmental Analyst

Don Olson, Special Projects Manager

Browning Allen, Transportation Manager

Rob Dayton, Supervising Transportation Planner

N. Scott Vincent, Assistant City Attorney

Deborah J. Bush, Acting Planning Commission Secretary

II. PRELIMINARY MATTERS:

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

Senior Planner Jan Hubbell announced that Item IV, 202 State Street, has been continued indefinitely.

- B. Announcements and appeals.

The 13 West Haley Street appeal will be heard at City Council on September 27, 2005.

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

None.

III. ENVIRONMENTAL HEARING:

APPROXIMATE TIME: 1:07 P.M.

APPLICATION OF BRENT DANIELS, AGENT FOR HERBERT BARTHELMS, TRUSTEE, OWNER, 1837 ½ EL CAMINO DE LA LUZ, 045-100-065 E-3/ONE-FAMILY RESIDENCE AND SD-3/COASTAL OVERLAY, GENERAL PLAN DESIGNATION RESIDENTIAL, 5 UNITS PER ACRE, MST2002-00214

Project Description: The project consists of the construction of a 1,499 square foot, 2-story single family residence with an attached 443 square foot garage, on a 23,885 square foot vacant bluff-top lot. Access to the site would be provided by private easements extending south from the terminus of the paved public road (El Camino de la Luz).

The **City of Santa Barbara** will be the Lead Agency and will prepare an environmental impact report (EIR) to evaluate impacts of the proposed 1837 ½ El Camino de la Luz Residence. The purpose of an EIR is to provide decision-makers and the public with information that enables them to consider the environmental consequences of the proposed project. The EIR would identify potentially significant effects, and any feasible means of avoiding or reducing the effects through project redesign, the imposition of mitigation measures, or implementation of alternatives to the project.

Comments on the proposed EIR scope of analysis are invited from public agencies, community interest groups, and individual members of the public. We request the views of public agencies as to the scope and content of environmental information germane to agency statutory responsibilities for the project. Some agencies may need to use the EIR prepared by our agency when considering approvals for the project. Please provide the name of an agency contact persons, if applicable.

EIR Scope of Analysis: The proposed EIR scope of analysis would include evaluation of project environmental effects associated with visual aesthetics impacts. An Initial Study, describing potentially significant visual aesthetic impacts as well as less than significant impacts in other issue areas, is available for review at the City Planning Division located at 630 Garden Street, or online at www.SantaBarbaraCA.gov.

Comments: Written comments on the EIR scope of analysis identified in the Initial Study should be sent at the earliest possible date, but **received not later than, October 3, 2005, at 4:30 p.m.** Please send your written comments to the attention of Renee Brooke, AICP, Project Planner, at the above address.

Renee Brooke, Project Planner, provided an overview of the project and stated the purpose of the hearing.

Brent Daniels, Agent for Herbert Barthels, commented briefly on the project and thanked Staff for their continued efforts.

Public comment opened at 1:21p.m.

Commissioner questions:

1. Asked if views from the Coast Guard property should be included in the analysis.
2. When impacts cannot be mitigated, how can the Commission balance issues?

Public comment opened at 1:21p.m.

The following people commented on the scope of the EIR:

Stan Krome, stated that the project since the onset has been plagued by problems. Mr. Krome believes the lot is an illegal lot and would like the Commissioners to view the site.

JoAnna Morgan stated that she concurs with Mr. Krome. Ms. Morgan is concerned that only the issue of view is being considered in the EIR.

Public comment closed at 1:25p.m.

During the discussion, the Commissioners either individually or collectively with regards to the scope of the EIR:

1. Asked how the framing of alternatives would be addressed in the EIR.
2. Asked, if EIR focuses on view corridor, how does the EIR consultant determine what is being taken away and what will remain?
3. Asked when a public view would be considered permanently impacted
4. Stated that the geological review is defensible and is comfortable with the analysis of that issue in the Initial Study.
5. Suggested that the project architect prepare massing studies, starting with the smallest, legally allowable residence on the property.
6. Stated that oftentimes with EIRs, alternatives considered are not feasible. Would like to see the architect and owner propose feasible alternatives which would reduce the visibility of the home. Would like to see how the various scenarios will impact the view corridor, so the EIR should focus more on pictures than words. Suggested that a representative from the Parks and Recreation Department be consulted to help develop potential mitigation measures at La Mesa Park.
7. Stated that it would be helpful to develop feasible alternatives, conduct an analysis of the alternatives.
8. Stated the focus of the EIR should not be narrowed so much that the utility of the document is lost. Alternatives need to include an analysis of impacts to other issue areas.

9. Stated an alternative-based EIR should be considered, where a discussion of alternatives makes up the bulk of the document.

Ms. Hubbell stated that if an impact cannot be mitigated, the Commission must decide if the project results in a public benefit that outweighs the unmitigable impact.

IV. CONTINUED ITEM FROM AUGUST 25, 2005 – CONTINUED INDEFINITELY

APPLICATION OF BRIAN CEARNAL (ARCHITECT), AGENT FOR HOWE PROPERTIES, 202 STATE STREET, APN: 033-051-018, HRC-2/S-D-3 HOTEL AND RELATED COMMERCE AND COASTAL OVERLAY ZONES, GENERAL PLAN DESIGNATION: HOTEL AND RELATED COMMERCE II (MST2003-00890) (CDP2005-00006)

The proposed project consists of a 900 square foot addition to an existing 3,450 square foot restaurant (Paoli's) located in a mixed-use building at the northeasterly corner of State and Yanonali Streets. The project also includes reconfiguring the parking lot (1 net new stall), constructing a new trash enclosure and terminating the existing easement agreement for shared parking and access with the adjacent parcel. The discretionary applications required for this project are:

1. A Modification to reduce the required front yard setback (SBMC§28.22.060) and
2. A Coastal Development Permit for development in the non-appealable jurisdiction of the 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.

The Commission recessed at 1:45p.m. and reconvened at 2:11p.m.

V. DISCUSSION ITEMS:

APPROXIMATE TIME: 2:15 P.M.

A. APPLICATION OF KATHLEEN BAUSHKE, APPLICANT FOR TRANSITION HOUSE, FOR LEASE OF 1011 OLIVE STREET, 029-222-012, C-2/R-3 ZONES, GENERAL PLAN DESIGNATION: RESIDENTIAL 12 UNITS PER ACRE (MST2005-00571)

The proposed project involves a discussion request that the temporary (approximately one year) homeless family shelter use of the project site substantially conforms to the previous senior care facility's Conditional Use Permit and Parking Modification. A **Substantial Conformance Determination** is a staff level review of a project that has received prior approval by the Planning Commission and has been revised in a minor fashion. At times such as this the Planning Commission is asked to offer input before staff makes the

substantial conformance determination. Once staff has received the Commission's input a determination will be made.

Case Planner: Bettie Weiss, City Planner

Email: bweiss@santabarbaraca.gov

Jan Hubbell, Senior Planner, gave a brief overview of the project.

Kathleen Baushke, Transition House, gave a brief overview of the request.

The public hearing opened at 2:22p.m.

The following people spoke in support of the project:

Annette Perez

Rod Fredericks

Jim Buckley

Gale Franco-Trowbridge

Lynnelle Williams

The following people spoke with concerns about the project:

Charlie Figueroa

Nancy Cohen

Katherine Denlinger

Ingrid Biancone

Michael Hofmann

The public hearing closed at 2:37p.m.

Commissioners had the following questions:

1. Asked for clarification that the residents of Transition House will be gone during the day, and only return at night and on weekends.
2. Asked if there was a time limit to complete the project.
3. Asked if there is any "greater than average" social disturbance or police calls that occur at Transition House.
4. Asked to describe the parking plan.
5. Asked if there were a standard of care in terms of neighborhood outreach, where people are legitimately concerned with what will happened and questioned how the outreach is being handled.
6. Asked for clarification of the impact of the schools.

Ms. Hubbell provided information on police calls, and stated that the restrictions on this temporary relocation would be the same as at the existing facility.

Mr. Olson, Special Projects Manager, explained that a good example of neighborhood outreach is Casa Esperanza, and that Transition House has a similar approach to interacting with the neighborhood.

Ms. Baushke explained that no on-street parking would be allowed, and that there would be no change in school attendance.

The Commissioners made the following comments:

1. Stated that the response and concerns of the neighbors is appreciated. Does not believe the project is an unreasonable request and supports the one year occupancy by Transition House.
2. Stated that the proposed and prior uses are substantially the same, and that if necessary, there should be a review after 18 months as to the status of construction. Transition House is an important use in Santa Barbara.
3. Stated support for the project and would like the good will of the neighborhood be fostered. Encouraged the public to continue to ask questions and suggested that a sign be posted in the event the neighbors have concerns. The program is a miracle for Santa Barbara.
4. Stated that the program is a great contribution to the City of Santa Barbara and does not believe it will be a problem to the neighborhood. Encouraged neighbors to visit the site to observe what is taking place.
5. Suggested that Staff address the parking issue for the neighborhood more extensively.
6. The fencing is considered to be "good neighbor fencing".
7. Appreciates the applicant's efforts in working with the public.

APPROXIMATE TIME: 3:03 P.M.

B. APPLICATION OF BROWNING ALLEN, AGENT FOR THE CITY OF SANTA BARBARA PUBLIC WORKS DEPARTMENT, 1221 ANACAPA STREET, APNS 039-183-034, -037, AND -038; C-2 COMMERCIAL ZONE, GENERAL PLAN DESIGNATION: GENERAL COMMERCE/MAJOR PUBLIC AND INSTITUTIONAL (MST1999-00909)

Report on and discussion of potential change to Granada Garage, Condition G, Planning Commission Resolution No. 010-01, regarding establishment of a transit pass program.

Case Planner: Browning Allen, Transportation Manager

Email: ballen@santabarbaraca.gov

Browning Allen, Transportation Manager, gave a brief overview of the Transit Pass Program and the proposed changes.

Rob Dayton, Supervising Transportation Planner, provided additional information on usage of the Transit Pass Program.

Public comment opened at 3:14p.m., and the following person spoke:

Mr. Williams

Public comment closed at 3:15p.m.

Vice-Chair Jostes appointed Commissioner Mahan Chair Pro tem at 3:18p.m.

Vice-Chair Jostes left the meeting at 3:28p.m.

Public comment re-opened at 3:28p.m., and the following person spoke:

Harley Augustino, PUEBLO

Public comment closed at 3:32 p.m.

Commissioner's comments and questions:

1. Expressed appreciation for the need for adaptive management, replacing an ineffective mitigation measure with another measure. Need to accommodate the intent of the measure, but make it effective. The garage must open on time. If possible, design the change to "buy the mitigation measure forward."
2. Stated that the true intent of the project must be met; this is to reduce daily trips. It is critical to merchants and the public that the Granada Garage be opened before the holidays.
3. Recommended that the enhanced transit extend to other neighborhoods, and it is important to reduce the amount of automobiles within Santa Barbara. Very supportive of enhanced transit.
4. Asked where MTD fits within the traffic mitigation puzzle. There are not enough places for people to sit on the bus, and suggests there should be more buses on the street. Marketing is important to encourage people to take the bus.
5. Asked when the garage is expected to open.
6. asked what will be done in the interim until the new program is in place.
7. Asked how many City and County employees use the My Ride program.
8. Asked if this will be a programmatic change or a real change and stated a need for more assurances that the Average Daily and Peak Hour Trip requirements will be met.
9. Concerned with the short-term side of the mitigation. There needs to be a long term view of what the transit program will be.
10. Stated there was initially more concern with the parking garage than the transit program. There aren't enough riders to make up for the amount of money being spent. Experts have known for a long time that reduced headways are more important than free bus passes. This will be a better solution.
11. Asked about the Mesa loop and what is the route it takes?
12. Stated that the downtown shuttle is great, and shows how improved transit can work.

13. Stated that giving people free tickets is not necessarily the proper solution. Would like to see enhanced headway with transportation. Re-evaluating the peak hour trips and the overall situation is a necessity.
14. Encouraged cities to the north and the south to join in on a transportation plan.

Mr. Allen stated the garage will be open by Thanksgiving. He stated that until the new program is in place, My Ride passes will continue to be used. It will take about a year for the new buses to be in place and the marketing to be ready. Mr. Allen stated that there will be no action today. The My Ride program cost about \$350,000 for the first year.

Mr. Dayton explained that the My Ride program has been in effect as a pilot program for about a year for Santa Barbara city and county employees. About 1500 passes were issued. There are only about 50 riders on average. No one is certain how many of those riders used the bus before passes were issued. Mr. Dayton also described the Mesa Loop route and noted that it is very effective at removing trips at the freeway interchanges.

VI. ADMINISTRATIVE AGENDA

A. Committee and Liaison Reports.

Commissioner Mahan stated there was an Airport Terminal Design Review committee meeting, and the Committee finds the conceptual design to be acceptable; however, there are issues with respect to the site plan. It is undetermined if the Architectural Board of Review and/or the Historic Landmarks Commission should review the design.

Commissioner White stated that the Harbor and Seafood Festival is scheduled for October 15, 2005, and encouraged the public to attend.

Commissioner Larson stated that the City Streetlight Design Subcommittee is moving forward successfully and should have guidelines ready for review soon.

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

None were requested.

C. Action on the review and consideration of the items listed in I.B.2. of this Agenda.

MOTION: White/Mahan Approve the Minutes and related Resolutions for April 7, 14, 21, 28, May 5, 12, 19, 2005 as corrected.

This motion carried by the following vote:

Ayes: 6 Noes: 0 Abstain: see below Absent: 1

Commissioner White abstained from the April 7, 2005 minutes.

Commissioner Jacobs abstained from Resolution No. 026-05

Commissioners Jabobs and Larson abstained from the April 28, 2005 minutes

Commissioner McGuire abstained from the May 5, 2005 minutes.

Commissioner Larson abstained from May 12, 2005 minutes.

VII. ADJOURNMENT

Commissioner Mahan adjourned the meeting at 3:49

Submitted by,

Deborah J. Bush, Acting Planning Commission Secretary