



City of Santa Barbara Planning Division

PLANNING COMMISSION MINUTES

January 5, 2006

CALL TO ORDER:

Chair John Jostes called the meeting to order at 1:13 p.m.

ROLL CALL:

Present:

Chair John Jostes

Vice-Chair Charmaine Jacobs

Commissioners Stella Larson, Bill Mahan, George C. Myers, and Addison S. Thompson

Absent:

Harwood A. White, Jr.

STAFF PRESENT:

Jan Hubbell, Senior Planner

Jim V. Donohoe, Associate Planner

Kathleen Kennedy, Assistant Planner

N. Scott Vincent, Assistant City Attorney

Stacey Wilson, Assistant Transportation Planner

Julie Rodriguez, Acting Planning Commission Secretary

I. PRELIMINARY MATTERS:

A. Nomination and Election of Chair and Vice Chair.

MOTION: Mahan/Myers

Approve nomination of John Jostes as Chair.

This motion carried by the following vote:

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

MOTION: Mahan/Myers

Approve nomination of Charmaine Jacobs as Vice Chair.

This motion carried by the following vote:

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

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

Senior Planner Jan Hubbell announced the continuance of the SB2030 item.

C. Announcements and appeals.

Ms. Hubbell announced the following appeals:

The 617 Garden Street project subdivision appeal tentatively scheduled for January 31, 2006.

The 3501 Sea Ledge Lane project has been appealed, date to be determined.

The 3885-3887 State Street Loft Project has been appealed and is scheduled for February 28, 2006.

The 210 Miegs Road is scheduled for appeal on January 24, 2006.

Jim Donohoe was introduced as a new Associate Planner.

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

None.

II. NEW ITEMS

ACTUAL TIME: 1:17 P.M.

APPLICATION OF JEFF SHELTON (ARCHITECT), AGENT FOR LEON OLSON AND CARLO SARMIENTO (PROPERTY OWNER), 523 - 531 CHAPALA STREET, APNS 037-163-004 AND 037-163-021, C-2 (COMMERCIAL) ZONE, GENERAL PLAN DESIGNATION: GENERAL COMMERCE (MST2004-00854).

The proposed project has been revised in response to comments received at the previous Planning Commission hearing held on November 10, 2005, including the provision of two parking spaces for each residential unit.

The project involves demolition of two existing office buildings on the site and construction of a three-story mixed-use building, containing 2,552 square feet of commercial space and seven residential condominiums, ranging from 1,980 to 3,157 square feet. A 19-space parking garage at the ground level is also proposed. The discretionary applications required for this project are:

1. A Development Plan to allow the construction of 2,552 square feet of nonresidential development (SBMC §28.87.300); and
2. A Tentative Subdivision Map for a one-lot subdivision to create seven residential and two commercial condominium units (SBMC§27.07 and 27.13).

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).

Case Planner: Kathleen Kennedy, Assistant Planner

Email: kkennedy@SantaBarbaraCA.gov

Kathleen Kennedy, Assistant Planner gave a brief presentation.

Jeff Shelton, architect/applicant, gave brief presentation of the project.

Leon Olson, owner/applicant, introduced existing tenants and made request to move forward with project.

Stacey Wilson, Assistant Transportation Planner, addressed alley repavement and undergrounding.

Commissioners questions and comments:

1. Asked if the square footages for each unit have changed since the last meeting.
2. Asked if a lighting plan has been developed along the public alley.
3. Asked if consideration has been given to underground parking.

Chair Jostes opened the public comment at 1:32 P.M.

The following people spoke in support of the project:

Robert Livernois, neighbor.

The following people spoke in opposition to the project:

George Girvin, neighbor

With no one else wishing to speak the public comment was closed at 1:41 PM

Commissioners discussion:

1. Asked Mr. Shelton about the plate height of the third floor.
2. Asked if it would be possible to shed part of roof.
3. Asked if windows could be put on property line to soften exterior appearance.
4. Asked Staff if the adjacent building at 109 W. Cota, owned by George Girvin, is part of the Brinkerhoff District or a Structure of Merit.
5. Asked about potential for underground parking.

6. Commented on innovative and improved design.
7. Asked if one of the units could be made smaller.
8. Agreed that underground parking would not work in this project because the number of stalls does not support cost of the ramp.
9. Would like to see revisions made to the blank north wall.
10. The adjacent building is a historic building and cannot change.
11. Appreciates the neighborhood input and consideration for historic preservation.
12. In general, concerned with supersizing of bedroom units in the downtown area; however, feels that in this case, the project units average out to an acceptable size.
13. Supports “green building” elements of project.
14. Asked Staff about increasing construction hours in consideration of the urban area.

Ms. Hubbell confirmed that the existing adjacent building at 109 W. Cota St. is part of the Brinkerhoff District and is a Structure of Merit.

Mr. Shelton addressed commissioners’ question regarding consideration given to underground parking and how it would not be efficient for this project and would be cost prohibitive. A lighting plan would be developed contingent on the approval of the project. The square footage of each unit remains the same.

Ms. Hubbell stated that the cost of undergrounding utilities was high and not applicable for this project.

Dan Upton, owner/applicant, addressed the preference for a 7:00 A.M. starting time for construction.

MOTION: Mahan/Larson

Assigned Resolution No. 001-06

Approve the project as submitted with amended conditions including: 1. Provide lighting along the public alley; 2. Study blank wall on North elevation to provide additional articulation, including a shed roof and fenestration; 3. Require Arborist’s monitoring to protect trees on property to the north during construction; and 4. Allow construction to begin at 7:00 A.M.

This motion carried by the following vote:

Ayes: 5 Noes: 0 Abstain: 1 (Thompson) Absent: 1 (White)

Chair Jostes announced the ten calendar day appeal period.

III. DISCUSSION ITEM: CONTINUED TO JANUARY 12, 2005

SANTA BARBARA 2030 (SB 2030) VIEW AND VIEW CORRIDOR POLICIES & ISSUES

This report will provide information about existing City policies and guidelines related to views and view corridors. The report also begins to identify issues and questions for discussion during the public participation process of Santa Barbara 2030.

Case Planner: Liz Limón, Project Planner

Email: elimon@SantaBarbaraCA.gov

IV. ADMINISTRATIVE AGENDA

A. Committee and Liaison Reports.

Commissioner Myers spoke on the SB2030 Outreach committee meeting held in December; Outreach plan progressing, impressed with technology for public participation.

Commissioner Mahan met with the Mental Health Association on the parking structure; working on an alternative solution for providing more parking for Alano Club.

Commissioners Mahan and Jacobs met with NPO steering committee on changes and direction. A major public meeting will take place in March.

Commissioner Larson reported that the next Street Lighting Committee will be January 18, 2006.

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

None were requested.

C. Appointment of 2006 Primary and Alternate Liaisons to City Boards and Commissions.

Airport Commission

Addison Thompson

Charmaine Jacobs – Alternate

Airline Terminal Design Subcommittee

Bill Mahan (Addison Thompson will represent at expiration of Mahan term)

Charmaine Jacobs

Architectural Board of Review

Stella Larson

Charmaine Jacobs – Alternate

Creeks Restoration & Water Quality Improvement Program Citizen

Advisory Committee (*appointment continued to next meeting*)

John Jostes

Harwood A. White, Jr. – Alternate

Downtown Parking Committee

George Myers

Bill Mahan- Alternate

Eastside Study Group

John Jostes

Harbor Commission

Harwood A. White, Jr.

Bill Mahan – Alternate

Highway 101 Improvements Design Subcommittee

Bill Mahan

George Myers

Charmaine Jacobs – Alternate

Historic Landmarks Commission

Bill Mahan

George Myers – Alternate

Housing Policy Steering Committee

John Jostes

Bill Mahan

Charmaine Jacobs – Alternate

Mission Creek Design Subcommittee

Harwood A. White, Jr.

George Myers

John Jostes – Alternate

Neighborhood Preservation Ordinance Steering Committee

Charmaine Jacobs

Bill Mahan

Stella Larson – Alternate

Park and Recreation Commission

Harwood A. White, Jr.

Charmaine Jacobs - Alternate

Plaza De La Guerra Subcommittee

Bill Mahan

Charmaine Jacobs - Alternate

Process Improvement Liaisons

John Jostes

George Myers

Solid Waste Management Advisory Committee

Charmaine Jacobs

Stella Larson – Alternate

Street Lighting Master Plan Subcommittee

Stella Larson

Addison Thompson - Alternate

Staff Hearing Officer/ Modification Liaison

Harwood A. White, Jr.

George Myers - Alternate

Transportation and Circulation Committee

George Myers

Addison Thompson – Alternate

Water Commission

Harwood A. White, Jr.

Addison Thompson – Alternate

Westside Community Group

Stella Larson

George Myers – Alternate

VII. ADJOURNMENT

Chair Jostes adjourned the meeting at 2:30 P.M.

Submitted by,

Julie Rodriguez, Acting Planning Commission Secretary