



# City of Santa Barbara Planning Division

## PLANNING COMMISSION MINUTES

DECEMBER 21, 2006

### **CALL TO ORDER:**

Chair John Jostes called the meeting to order at 1:00 P.M.

### **ROLL CALL:**

#### **Present:**

Chair John Jostes

Vice-Chair Charmaine Jacobs

Commissioners, Bill Mahan, George C. Myers, Addison S. Thompson and Harwood A. White, Jr.  
(left at 1:57 P.M./returned at 3:17 PM.)

#### **Absent:**

Commissioner Stella Larson

### **STAFF PRESENT:**

Bettie Weiss, City Planner

Jan Hubbell, Senior Planner

Susan Gantz, Planning Technician II

Debra Andaloro, Environmental Analyst

Marisela Salinas, Associate Planner

Steve Wiley, City Attorney

N. Scott Vincent, Assistant City Attorney

Kathleen Goo, Alternate Commission Secretary

### **I. PRELIMINARY MATTERS:**

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

No Requests.

- B. Announcements and appeals.

Ms. Hubbell made the following announcements:

1. Kathy Frye, Associate Planner for the Planning Division, has been promoted to Natural Area Park Planner for the Parks and Recreation Department.
2. Commissioner White announced that Mr. Brent Daniels has been appointed to the Goleta City Planning Commission.

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

Chair Jostes opened the public hearing at 1:02 P.M.

Ms. Susan Gantz, Planning Technician II, honored Mr. Bill Mahan for his distinguished service to the City of Santa Barbara, serving eight years on the Planning Commission and 13 years on the Architectural Board of Review (ABR), and expressed her regret that he will be retiring from the Planning Commission.

Ms. Hubbell announced that Mr. Bruce Bartlett, former Chair for the ABR, will be replacing Commissioner Bill Mahan on the Planning Commission

The public hearing was closed at 1:04 P.M.

**II. CONSENT ITEM:**

**ACTUAL TIME: 1:04 P.M.**

**APPLICATION OF KEVIN AND JILL DUMAIN, PROPERTY OWNERS, 1443 SAN MIGUEL AVENUE, APN 045-132-003, E-3/SD-3, SINGLE-FAMILY/COASTAL OVERLAY ZONE, GENERAL PLAN DESIGNATION: RESIDENTIAL, FIVE UNITS PER ACRE (MST2005-00498/CDP2006-00022)**

Proposal to demolish an existing 413 square foot residence and 85 square foot storage shed and construct a new 2,356 square foot three-story residence with an attached 461 square foot two-car garage on a 6,767 square foot lot in the non-appealable jurisdiction of the Coastal Zone.

The discretionary application required for this project is a Coastal Development Permit (CDP2006-00022) to allow the proposed development in the Non-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 15303, which allows for the construction of a new single-family residence in a residential zone.

Case Planner: Susan Gantz, Planning Technician II  
Email: [sgantz@SantaBarbaraCA.gov](mailto:sgantz@SantaBarbaraCA.gov)

Ms. Hubbell requested that the Planning Commission waive the Staff Report, but Commissioner White requested a short staff presentation for the benefit of the viewing public.

Susan Gantz, Planning Technician II, gave the staff presentation, and reported that seven letters had been received in support of the project, and one letter expressing concern, with the proposed project.

Mr. Kevin Dumain, Applicant and Architect, gave a short presentation of the proposed project.

Chair Jostes opened the public hearing at 1:15 P.M.

**The following members of the public expressed support for the proposed project:**

Mr. Christopher Browne expressed his support with a majority of the neighborhood for all aspects of the proposed project.

Mr. Shaun Rai expressed general support for the proposed project, but was concerned about the impacts to views due to the project's scale and height. He felt that the proposed structure was not correctly represented on the drawings and that the height of the proposed structure is three to four feet too high unnecessarily blocking the island view from his living room. He also felt that the third story wall is out of scale with neighboring houses. He cautioned that the Commission's decision on this project may set a negative precedent for future development of the south side of San Miguel Avenue due to the steepness of the lot.

Mr. Jason Vedder expressed support for the proposed project and felt the new residence might improve property values of the neighborhood.

**The following member of the public expressed concern regarding the proposed project:**

Ms. Renee Blair expressed concern that the garage might be located on the wrong side of the structure.

Ms. Doris Blethrow expressed concern for her views being blocked by the proposed new structure.

The public hearing closed at 1:24 P.M.

Commissioners' comments and questions:

1. Asked about the ABR suggestion with regard to reducing the overall height by six to eight inches by grading lower.
2. Asked why the plate height is nine feet rather than eight feet. Requested clarification of the floor-to-floor plate height from the second to the third floor since the height measurement on the plans was incorrect. The Hillside Design guidelines suggest building into the hillside using retaining walls to lower the structure for additional ceiling height.

Ms. Gantz responded that the house had been lowered 24 inches in height by lowering the structure into the grade.

Mr. Dumain explained the floor-to-floor and plate heights.

Commissioners' comments and questions:

1. Commented on the value of story poles and how they work to identify a problem.. Thought the design, floor plans and elevations nice, and the proportions beautiful. Determined that it is not unreasonable to require a 10 foot floor-to-floor ceiling height for a residence on the Mesa. He suggested that the 10'-8" floor-to-floor plate height of the living room can be reduced 8", the 9'-5" floor-to-floor plate height of

the second-to-third floor can be reduced to nine feet for a reduction of another five inches, and the living room can be lowered approximately 14 inches by installing a few more steps into the laundry/mud room for an overall total reduction of 2'-3", with an 8'-6" garage plate height to maintain the good proportional relationship of the garage to the house.

2. Consensus of the Commission that the design is acceptable and the site appropriate from a land-use prospective, and that it is an excellent project for the site and neighborhood; however, the overall height of the structure is too tall and imposing and the structure should be lowered by at least one or two feet on the south-side of the street, primarily since it is a precedent-setting issue for the Mesa neighborhood.
3. Commented that, in reference to the Neighborhood Preservation Ordinance (NPO) guidelines, three story structures receive more scrutiny and suggested that the structure and garage be more nestled down into the landscape to preserve neighbors' views and to be in keeping with lower scale areas like the Mesa..

Ms. Hubbell requested the Commission to be more concise in the height measurements being requested.

**MOTION: Mahan/Myers**

**Assigned Resolution No. 053-06**

Approve the project making the findings for the Coastal Development Permit and outlined in the Staff Report, and subject to the Conditions of Approval, amended to include a condition that the height of the third story portion be lowered by two feet and the garage height be lowered by six inches.

This motion carried by the following vote:

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

Chair Jostes announced the ten calendar day appeal period.

**III. NEW ITEMS:**

**ACTUAL TIME: 1:46 P.M.**

- A. **APPLICATION OF CAMERON CAREY, AGENT FOR SANTA BARBARA ZOOLOGICAL GARDENS (TENANT); 500 NIÑOS DRIVE, (017-362-005, 017-363-001 & -002; 017-372-001, & 017-382-001 & -002); PR/SD-3 PARK AND RECREATION, AND COASTAL OVERLAY ZONES; GENERAL PLAN DESIGNATION: OPEN SPACE, COMMUNITY PARK, PUBLIC PARKING (MST2003-00032; MST2006-00331; MST2000-00707; MST2002-00676; MST2002-00004; MST2006-00330)**

The zoo includes several parcels leased from the City of Santa Barbara. The applicant proposes an updated Master Plan for the Santa Barbara Zoo for the next five years. This consists of six components: 1) the California Condor Exhibit; 2) the Lemur/Langur Exhibit Renovation; 3) the Discovery Pavilion; 4) the Wave; 5) the Service Yard; and 6) the Channel Island Fox Renovation.

The new **California Condor Exhibit** and holding area would be located on the site of the original Bald Eagle exhibit between the existing Channel Island Foxes and Bald Eagle Exhibits.

The existing **Lemur/Langur Complex** would be renovated to conform with new federal regulations and would include demolition of the existing animal holding and exhibit spaces and replacing them with two new holding buildings and exhibit spaces.

The **Discovery Pavilion** facility is proposed as a place for conservation education and the exploration of science in two flexible classroom spaces, as well as administrative offices. Phase I is designed to accommodate 18-20 existing staff members including education, collections and animal food preparation, consolidating them with the Zoo's administrative staff. Many of these staff and facilities are currently located in temporary trailers on site. These trailers will be removed upon completion of the project. Proposed construction consists of two separate phases of renovation and addition to existing one and two story administration and staff lounge buildings.

The first phase will require removal of two single-story keeper offices and two animal holding cages. The existing single-story Staff Lounge building will be renovated. The staff lounge facilities will be relocated to an existing feed storage enclosure which includes a small addition and reconfiguration of the adjacent outdoor patio spaces. New staff restrooms would be built within an addition to the adjacent Administration Building. A new 7,500 sq. ft. single story addition will accommodate two new multi-purpose classrooms of 60 students each, exhibit rooms, animal food kitchen with feed storage, and new education staff administrative office space.

Phase II of the Discovery Pavilion will include renovation of the 5,800 sq. ft., two-story Administration and Retail building and construction of new offices. Also included will be the addition of an exterior second-story building linkage and accessible elevator. Completion of both phases of the Discovery Pavilion will result in a net increase of approximately 9,100 sq. ft.

**The Wave Banquet Facility:** The Zoo proposes to demolish the existing building and trellis courtyard. The new structure will house a concessions facility, catering room, restrooms, storage, and a bridal changing room with an approximate total of 1,500 sq. ft.

The **Service Yard Facilities** project would consolidate and better organize Zoo service facilities, maintenance, and public program storage at the existing service yard. It includes the removal of several temporary storage containers from various locations on the Zoo site, and construction of new storage units, relocation of the existing wood and metal shops and existing office space, a new employee restroom, relocation of the train barn from the northern part of the campus to the service yard, landscape and exhibit materials storage areas and a new estate wall along portions of the Zoo's Cabrillo Blvd. frontage. *Please note that the Service Yard Facilities (Phase 3) project is limited to environmental review at this time. It will return for project approval at a later date.*

The **Channel Island Fox Exhibit** first opened in 1999. The outdoor enclosure needs a complete renovation. The proposed exhibit spaces will be approximately 880 sq. ft. and 1,170 sq. ft. respectively. They will also upgrade the mesh enclosure to a finely woven 1"x1" steel mesh.

**Master Plan Phasing:** The Master Plan will be implemented in three phases.

**Phase 1:** The applicant estimates beginning construction of the Wave, Condor and Channel Island Fox projects in early 2007. It is anticipated that these projects will be done concurrently and should be completed by Spring 2008. Project staging and construction parking would occur on-site.

**Phase 2:** The second phase of construction will begin at the end of the first Spring of 2008 and will continue through the Fall of 2009. Projects included in this phase will be the Discovery Pavilion and Lemur/Langur.

**Phase 3:** The third construction phase in the late 2009 or early 2010. This phase will include the construction of the Service Facilities Yard.

The following discretionary approvals are required:

A Coastal Development Permit for new development in the Appealable jurisdiction of the City's Coastal Zone (SBMC §28.45.009);

PR Park & Recreation Zone Findings for the new development (SBMC §28.37.010) by the Planning Commission, and the Park and Recreation Commission;

A Development Plan for construction of non-residential square footage from the Community Priority Category (SBMC §28.87.300);

A Modification to allow encroachments into the required setbacks in the PR Zone (SBMC §28.37.040).

A Recommendation to City Council for a final Community Priority Designation from the Community Priority Category. (SBMC §28.87.300); and

A Final Community Priority Designation from the City Council pursuant to 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: Marisela G. Salinas, Associate Planner

Email: msalinas@santabarbaraCa.gov

Marisela G. Salinas, Associate Planner, gave the staff presentation.

Commissioner White, who had to leave the meeting early, requested that the Commission give consideration to rehabilitation improvements to the Zoo parking lot as it relates to the adjacent Sycamore Creek environment.

Commissioners' comments and questions:

1. Asked why the service yard facilities project had been removed from the Master Plan, and when the Commission might see it put back into the Plan.
2. Asked about the primary intended use of the Wave Banquet Facility (Wave), related noise level issues regarding outdoor events, and if it might be an appropriate time to impose noise level and the number of event restrictions.
3. Suggested documentation of the number of events and how long events have been held at the Wave to help answer noise control issues at that facility. Requested that

Conditions of Approval quantify an actual percentage of the planned maximum recycling of construction materials.

4. Received confirmation for planned re-striping of a portion of the parking lot. Since there is considerable amount of planned construction, requested Section D Wetlands Habitat of the MND on the Biological Resources address improvements of the parking lot area along Sycamore Creek.
5. Asked about the MND reference to the Condor Exhibit's aesthetic impacts on significant public views and vistas; especially from the hilltop toward the mountains and the harbor.

Ms. Hubbell stated that the Coastal Development Permit (CDP) is viable for a maximum of five years. Since the timing for the service yard has yet to be determined, the applicant would like the service yard to be considered at a later date, but welcomes any comment on what should be incorporated into the design.

Ms. Salinas clarified that the Wave will be mainly used for events held at the Zoo, and that some food concession areas are planned to serve Zoo guests.

Ms. Debra Andaloro, Environmental Analyst, clarified that the Zoo is not proposing to change the type of events at the Wave which is currently fully booked to capacity and is utilized for a broad range of both zoo-related and private events. These events are subject to the City Noise Ordinance, which does not allow loud noise levels to emanate beyond the Zoo property line after designated hours of the day or evenings.

Ms. Hubbell suggested that Staff could document the presently allowed use which was once in the CUP, the number of events and maximum number of people, as the maximum allowed usage restriction of the Wave for both private Zoo-related and public events.

Ms. Salinas provided color section drawings and photographs which might assist in the clarification of the condor exhibit aesthetic impacts on significant public views and vistas.

Mr. Rich Block, Director of the Santa Barbara Zoo, gave the applicant's presentation.

Commissioners' comments and questions:

1. Asked about the design of the netting structure for the condor exhibit in an effort to preserve and maximize public views and vistas.
2. Asked about preserving a significant view corridor from the Wave (beyond the Condor Exhibit) toward the Montecito Country Club and requested a viewing area to take advantage of the vista. Requested clarification on the steel poles suggested by the HLC to replace the wood poles, and clarification on plans to utilize photovoltaic structures on flat roofs.
3. Asked about possible conditions the Commission might impose to assist with monitoring and enforcement issues to prevent over amplification of the noise.
4. Asked if there are noise standards to minimize impacts on animals.

Mr. Block responded that the view impeded by surrounding trees has not changed with the extension of the mesh of the condor exhibit; therefore, it is only the view through the flat mesh toward the east which might be impacted. There should be minimal impact from the

dark pole center supports of the mesh, but the north and south corner support posts facing the exhibit have been designed to blend into the landscape and help preserve public views.

Mr. Block responded that there might be a possible small view corridor toward the Montecito Country Club from the Wave beyond the Condor Exhibit, but that there already exists a substantial quantity of dense vegetation and impediment by the Bald Eagle exhibit of that specific public vista.

Mr. Ken Radkey, Architect, clarified that larger 50-foot wooden support poles for the Condor exhibit were not feasible since they were too large and extended too far past the mesh canopy; therefore, smaller steel support poles with a matte paint finish were chosen to enable the poles to blend better into the landscape.

Mr. Block responded that the wood poles for the Langur/Lemur exhibit mentioned by the HLC are to be replaced by natural wood and not steel poles in an exchange of like-for-like on those structures.

Mr. Dave Mendral, Architect, clarified that a flat panel photovoltaic study was done on the Discovery Pavilion structure, and is currently under consideration.

Mr. Vincent clarified that noise ordinance regulations exist in the City of Santa Barbara Municipal Code, and in State Law regarding disturbance of the peace. It is the responsibility of the Police Department to prioritize enforcement of noise ordinance infringements regardless of any suggestions by the Commission.

Mr. Block stated that Zoo security personnel possess sound monitoring equipment. Zoo staffs are trained in its use and have enforced in the past, and will continue to enforce with Police Department support, noise ordinance compliance from those holding events at the Zoo.

Mr. Block stated that there are occasions that Zoo animals are monitored due to local disturbances such as firecracker explosions from Fourth of July displays, but it has not really been a problem.

Ms. Andaloro clarified biological resource impacts at Sycamore Creek, and storm water run-off from the parking lot as described in the Permanent Pollution Prevention Plan of the Zoo Gardens which is an attachment of the MND.

Chair Jostes opened the public hearing at 2:23 P.M.

**The following members of the public expressed support for the proposed project:**

Ms. Kathleen Weinheimer, with the El Escorial Owners' Association, expressed concern for noise attenuating measures of the service yard facility; requested a noise study be done which addressed the reflected noise from the Zoo barriers, generated from the Zoo's train; requested documentation of the events held at the Zoo and their noise impacts; parking and construction impact issues; requested that construction parking be kept on-site; and that rodent impacts for landscaping removal be duly noticed to surrounding neighbors.

Mr. Thomas Luria, President of the Board of Directors of the Santa Barbara Zoo, thanked the Commission for hearing the proposed Zoo project.

Ms. Jessica Kinnahan supports the proposed project.

The public hearing closed at 2:46 P.M.

Commissioners' comments and questions:

1. Commission consensus to support the Zoo projects and the MND. Complimented the applicant on efforts to include the neighborhood in renovation and improvement plans.
2. Commented that the areas around the creek should be included in the improvement plans, and requested extra effort be made to preserve or replace the view corridor and public views and vistas surrounding the Condor exhibit.
3. Concurred that the Sycamore Creek issue should be addressed to rehabilitate the creek as part of the Master Plan as it's not part of the MND, which might affect the creek setback. Made several requests including: a) that employee parking be relocated to Dwight Murphy Park; b) that Wave events should not impact noise standards and restrictions; c) that the Wave should be reviewed by the HLC for a relighting plan to replace the large lights with something more acceptable; d) that the bridal patio should be utilized for other public view uses and therefore an alternative picnic area should be created with shaded seating and landscaping to take advantage of public vistas; e) that solar panels should be added to the Discovery Pavilion in Section G of the Conditions of Approval; and f) to include in Section H of the Conditions of Approval, a section for Road Control, Construction, Rodent Abatement, and Landscaping Issues.
4. Commented that noise ordinance issues should be carefully monitored.
5. Commented that there should be Commission involvement in future plans for the Zoo.

Mr. Vincent requested that the Commission appoint a Commissioner as a liaison to the Park and Recreation Commission and Creeks Advisory Committee for any future lease negotiations for the Zoo.

**MOTION: Jacobs/Thompson**

**Assigned Resolution No. 054-06**

Approve the Mitigated Negative Declaration (MND) for the project, making the findings as outlined in the Staff Report.

This motion carried by the following vote:

Ayes: 5 Noes: 0 Abstain: 0 Absent: 2 (Larson, White)

**MOTION: Jacobs/Myers**

**Assigned Resolution No. 054-06**

The Commission makes the findings to approve the following 5 projects for the Santa Barbara Zoological Garden: 1) the California Condor Exhibit, 2) the Lemur/Langur Complex, 3) the Discovery Pavilion, 4) the Wave Banquet Facility, and 5) the Service Yard Facilities, and 5) the Channel Island Fox Exhibit; making the findings as outlined in the Staff Report for the Development Plan Approval, the Coastal Development Permit, the

Parks and Recreation findings, and the interior yard setback Modification including a recommendation to City Council making the finding that the proposed expansion of the Discovery Pavilion and Wave Banquet Facility meet the criteria for Final Community Priority Designation; and subject to the Conditions of Approval in Exhibit A, amended as follows: 1) Section G of the Conditions of Approval shall specify that solar panels will be included in the Discovery Pavilion. 2) Section C, Design Guidelines of the Conditions of Approval, shall specify that the Wave Facility shall return to the Historic Landmarks Commission for review for more acceptable lighting, and allow the applicant to work with the HLC in finding the best location for an acceptable dining area with views to the mountains. 4) Rodent control shall be included in the service yard construction requirements. 5) Staff is requested to document existing baseline use and levels of use of the Wave Banquet Facility. 6) Section H1 of the Conditions of Approval, for Construction and Demolition Materials Recycling shall specify 90% or greater recycling.

This motion carried by the following vote:

Ayes: 5 Noes: 0 Abstain: 0 Absent: 2 (Larson, White)

Mr. Cameron Carey, Agent for the Zoo, requested that the motion be amended to allow the Zoo to work with the HLC on the motion concerning Section C for creating a suitable public view corridor of the Santa Ynez Mountains.

Ms. Hubbell suggested that the appointed liaisons be whoever is appointed as liaison to the Parks and Recreation and as liaison to the Creeks Advisory Committee.

**MOTION: Mahan/Jacobs**

Appointment of the Parks & Recreation and the Creeks Advisory Committee liaisons as future liaisons to projects regarding creek issues along the Zoo's parking lot, seek restoration grants not necessarily tied to the lease process, and lease negotiations with the City of Santa Barbara.

This motion carried by the following vote:

**Ayes: 5 Noes: 0 Abstain: 0 Absent: 2 (Larson, White)**

Chair Jostes announced the ten calendar day appeal period.

Chair Jostes commented that it was not necessary to comment on the service yard issue since Ms. Hubbell explained it would return before the Commission in 6-7 years.

**ACTUAL TIME: 3:06 P.M.**

- B. APPLICATION OF BRIAN HOFER, ARCHITECT FOR GENE SCHECTER, PROPERTY OWNER; 1575 LA VISTA DEL OCEANO DRIVE, (035-170-023 & -022); E-1, ONE-FAMILY RESIDENCE ZONE; GENERAL PLAN DESIGNATION: RESIDENTIAL – 3 UNITS PER ACRE (MST2003-00652)**

The project consists of the construction of a new residence (approximately 2,800 sq. ft. net and 3,200 sq. ft. gross) at 1575 La Vista del Oceano Drive. The lot would be accessed from the northern portion of the lot off of La Vista del Oceano Drive. Due to topographical site constraints, numerous retaining walls (which vary in height) will be required for this project. The tallest retaining wall would reach approximately 13 feet in height including a 3½-foot guard rail on top of it at its highest point. However, most of the retaining walls would be approximately four feet in height. Additionally, guard rails/fences will be required in certain areas for safety purposes. The proposal involves the merger of two vacant parcels (035-170 and 035-170-022). In terms of grading, approximately 255 cu. yds. of cut and 93 cu. yds. of fill are proposed under the main building footprint. Outside of the main building footprint, approximately 157 cu. yds. of combined cut and fill are expected.

This project was previously reviewed by the Planning Commission as part of five inter-related applications located at the end of the lower portion of La Vista del Oceano Drive which is currently unimproved and centrally located in that neighborhood. The completion of the roadway and three out of the four residences (1568, 1570 and 1576 La Vista del Oceano Drive) were approved by the Planning Commission on October 6, 2005. The development on 1575 La Vista del Oceano Drive was continued indefinitely for further restudy.

The following discretionary applications are required for the project:

1. A Modification to allow fences, walls, and hedges within the required front yard setback and on either side of a driveway to exceed 3½' in height in the E-1 Zone (SBMC §28.87.170).
2. A Modification to allow encroachment into the required front yard setback in the E-1 Zone (SBMC §28.15.060.1).
3. A Modification to allow parking in the required front yard setback in the E-1 Zone (SBMC §28.15.060.1 and §28.90).
4. A Modification to provide less than the required 1,250 square feet of open yard in the E-1 Zone (SBMC §28.15.060.3).
5. Voluntary Lot Merger of APN 035-170-023 and 035-170-022.

The Environmental Analyst has determined that an Addendum to the Final Mitigated Negative Declaration for 1568-1576 La Vista del Oceano Drive (adopted October 6, 2005, SCH#2005051106), adequately addresses the proposed revisions. The Addendum analysis concludes that no new significant impacts beyond those identified in the prior Final Mitigated Negative Declaration would result from the proposed project revisions.

Case Planner: Marisela G. Salinas, Associate Planner  
Email: msalinas@santabarbaraCa.gov

Marisela G. Salinas, Associate Planner, gave the staff presentation.

Commissioners' comments and questions:

Asked whether any walls or hedges, specifically the hedges that extend 3½ feet in height, constitute a safety visibility issue, and requested clarification on the modification request to

allow parking in the required front yard setback and if it was related to the guest parking stall shown on the plans.

Ms. Salinas responded that the height of the hedges and walls have been reviewed by the Transportation Staff and pose no safety visibility issues.

Ms. Salinas clarified that the modification request to allow parking in the required front yard setback includes the garage which is also in the front yard. The guest parking stall shown on the plans was a recommended condition, not a requirement of the Zoning Ordinance.

Mr. Brian Hoffer, Architect, gave the applicant's presentation.

Commissioners' comments and questions:

1. Asked about the extra protruding section of the garage storage space and whether that part of building footprint could be reconfigured without that extra space.
2. Asked about lot grading onto the adjacent neighboring lot to the west creating what looks like a gully which concentrates water.
3. Asked about integration of the southerly retaining wall into the adjacent lot to the west, requested clarification on retention basins for lot drainage issues.
4. Requested clarification on plate heights.
5. Requested clarification of square footage measurements. Asked about FAR findings. Asked about photovoltaic lighting.

Mr. Hofer responded that the garage could be reconfigured without the extra protruding garage storage space since its only purpose is for convenient extra storage and relates to the massing of the structure.

Mr. Hofer responded that there does not appear to be any drainage problems to or from the lot and street that would be made any worse than current conditions.

Mr. Hofer responded that the southerly retaining walls will angle down to disappear or "die" into the grade toward the adjacent lot to the west, but it has not yet been determined how the retaining walls will do this. Drainage plans have not been finalized yet; however, the plans do not include retention basins at this time, and only take the drainage runoff from the building and hardscape and drain it down to the southerly side of the street.

Mr. Hofer responded that the project will mitigate any ensuing erosion problems, and that there are plans to incorporate permeable surfaces where feasible into the project.

Ms. Jessica Kinnahan, Penfield & Smith, explained the overall context of the drainage of the area. She explained that a comprehensive drainage study was conducted in October 2005 on the three northerly properties above La Vista del Oceano Drive. When factoring in the drainage flow from those sites, that drainage study revealed that the volume of water increased by approximately 0.2 cubic square feet, and as retention basins were proposed for each of those three northerly properties, any drainage runoff from those three properties will either be retained in retention basins, controlled from other on-site improvements at the project site, such as gutters or french drains, and then outflow at significantly reduced rate from the lower southwesterly portion of the property.

Mr. Hofer clarified that the floor-to-floor plate height is 10 feet, and the garage plate height ranges between seven to 11 feet.

Mr. Hofer clarified that, prior to the merger of the lots the FAR was 0.38 at 7,300 square feet. With the merger of the adjacent lot, the FAR is 0.2.

Mr. Hofer stated that utilization of photovoltaic lighting is currently under consideration.

Chair Jostes opened the public hearing at 3:38 P.M.

**The following members of the public expressed concern regarding the proposed project:**

Mr. Matthew Edwards expressed concern that the square footage was excessive given the allowable building footprint. He also expressed concerns about the height of the building.

The public hearing closed at 3:45 P.M.

Commissioners' comments and questions:

1. Supported the project and site plans, especially the terraced gardens.
2. The house is modest in size and the design is appropriate. Consensus of the Commission in support of the project modifications which seem to be reasonable and necessary for such a constrained lot. Given the lot configurations and plate height limitations, the design is in compliance with the Hillside Design District Guidelines. Drainage should be discussed with adjacent neighbor, Mr. Edwards, to mitigate erosion from the gully.
3. Supported the project which has come a long way in development, mitigated by landscaping and nicely designed architecture on a difficult lot.
4. Supported the project having satisfied concerns on the drainage issue, but suggested rewording of the modification findings from "required to propose development" to "required to enable development", and commented that the garage storage extension may not be practical to remove leaving the roofline still sticking out, so the extra garage storage space should remain.
5. Commented that the parcel is on the verge of being undevelopable; therefore, the modifications are justified, and requests that the ABR should study the development to possibly mitigate the encroachment of the northwest corner of the garage which is primarily for storage.
6. Consensus of the Commission that the project is an extremely constrained and challenging site, and requested the condition that the landscape plan be implemented as soon as practical after completion of grading, and should go further than prohibiting grading during the rainy season by specifying "planting per the approved landscape plan to maximize the size, type, and density of plantings for both short and long-term mitigation" to further minimize erosion on such steep slope sites and mitigate both short and long-term impacts.
7. Requested use of some kind of photovoltaic cells in the plans before the project returns to the ABR, and preferably on the south side of the roof rather than down at grade so that they will not be visible.

8. Suggested it be conditioned that the applicant return to the ABR for review of both plan versions with and without the extra protruding section of the garage storage space in order to see the impact on the building footprint and mass of the structure and if it is feasible to reconfigure that part of building footprint without that extra garage storage space.

Ms. Hubbell commented that the erosion measures are already included in the Conditions of Approval.

Ms. Salinas commented that the lot that is being merged with the adjacent property is being graded as part of the Roadway Completion Project; therefore, a lot of the grading and front yard landscaping will be completed prior to completion of the house on the Schecter proposal because grading of the adjacent lot is part of the project improvements for the raising of the road bed.

**MOTION: Mahan/Myers**

**Assigned Resolution No. 055-06**

Approve the project, making the findings as outlined in the Staff Report amended to state that the modification findings be reworded from “required to propose development” to “required to enable development.”, and subject to the Conditions of Approval in Exhibit A, and amended as follows: 1) That the landscape plan be implemented as soon as practical after completion of grading, and should go further than prohibiting grading during the rainy season by specifying “planting per the approved landscape plan to maximize the size, type, and density of plantings for both short and long-term mitigation” to further minimize erosion on such steep slope sites and mitigate both short and long-term impacts. 2) Use of photovoltaic cells be included in the plans before the project returns to the ABR, preferably on the south side of the roof rather than down at grade so that they will not be visible. 3) That the ABR review both proposals with and without the northwest corner that protrudes from the garage in order to see the impact on the building footprint and mass of the structure.

This motion carried by the following vote:

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

Chair Jostes announced the ten calendar day appeal period.

**Chair Jostes announced a break at 4:06 P.M. The meeting reconvened at 4:20 P.M.**

**ACTUAL TIME: 4:20 P.M.**

- C. **APPLICATION OF PETER FRISCH, EXECUTIVE DIRECTOR, SANTA BARBARA CENTER FOR THE PERFORMING ARTS, 1216 STATE STREET, APN 039-183-045, C-2, COMMERCIAL ZONE, GENERAL PLAN DESIGNATION: GENERAL COMMERCE AND MAJOR PUBLIC AND INSTITUTIONAL (MST2004-00005)**

The proposed project involves restoration of the Granada Theatre, including an addition of 13,360 square feet. Of the 13,360 square feet proposed, 6,634 square feet would be added to the building's footprint. The existing dressing rooms on the north side of the theater would be rebuilt with a 99 foot long, five foot wide and 60 foot high addition to accommodate stage space, exiting, storage, and equipment, as well as a fully accessible dressing room and toilet. An 80 foot long, 10 foot wide and 78 foot high addition to the east side of the theater would provide more stage space and meet stage rigging needs. The south side addition, which is 100 feet long, eight feet wide and 36 feet high, would accommodate access ramps inside the building. The remaining 6,700 square feet would be for the construction of a basement level to provide dressing rooms for the performers. One of the existing ground floor storefronts adjacent to the theater's entrance would be utilized as the theater's ticketing area. Space in the Granada tower at the second floor would also be utilized for the theater's second floor lobby area.

The above project received approval by the Planning Commission on October 21, 2004 and included construction conditions limiting construction hours to 8:00 AM to 5:00 PM, Monday through Friday, with exceptions being allowed for certain types of construction work. The Owner has submitted a request for a Substantial Conformance Determination by the Community Development Director. The staff has determined that a hearing before Planning Commission is required to take input from the Commission before making a decision as to whether this request is in substantial conformance with the conditions of approval for this project.

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Section 15332, Infill Exemption.

Case Planner: Jan Hubbell, Senior Planner

Email: [jhubbell@SantaBarbaraCA.gov](mailto:jhubbell@SantaBarbaraCA.gov)

Jan Hubbell, Senior Planner, gave the staff presentation.

Mr. Peter Frisch, Executive Director of the Granada Theater, also gave an update on the project.

Commissioners' comments and questions:

1. Asked about critical path and extent of construction to 2008.
2. Asked about adaptive management, and asked what mechanisms are in place to deal with potential problematic issues between the applicant and the neighborhood, especially the Victoria Hotel.
3. Asked about quick noise reduction measures.

Mr. Trent Lye, Project Coordinator/Construction Manager, clarified that the critical path will be targeted to conclude outside construction work approximately in late Summer 2007.

Ms. Hubbell stated that the noise issue is mitigated by the Penfield & Smith building for residential uses other than Victoria Hotel and other factors, and explained that staff was more concerned with the light and glare impacts.

Mr. Lye clarified the efforts that will be made to minimize and mitigate the impact of the extended construction schedule on the neighborhood, with noticing procedures in place for neighborhood information updates and scheduled update meetings to keep open lines of communication with the staff at the Victoria Hotel and People's Self-Help Housing and the neighborhood.

Mr. Lye commented that the sound mitigation measures were adopted from the Granada Garage project and include sound insulating windows composed of existing window sashes covered with laminated glass thus creating a noise insulating pocket of air with supplementary sound gaskets all temporarily installed for later removal.

Chair Jostes opened the public hearing at 4:36 P.M.

**The following members of the public expressed support for the proposed project:**

Mr. Ben Romo expressed his appreciation to the Commission and People's Self-Help for their continued consideration and past support of the project, and complimented People's Self-help Housing on their assistance.

Mr. Chris Lancashire expressed his hopes that the restoration of the Granada Theater will encourage more classical performers to come to the area.

The public hearing closed at 4:39 P.M.

Commissioners' comments and questions:

1. Commented that that there should be a 24-hour a day information venue for the public to see the programs of the theater and updates on restoration efforts.
2. Commented that the public should be informed on the construction schedule updates and that they be given a contact phone number to express their opinions on the extended construction hours.
3. Commented that efforts to inform the public on construction hours would be appreciated.
4. Supported the extended hours as long as affected neighbors are kept informed.

**COMMISSION INPUT:**

The project's revised construction hours request qualifies for a substantial conformance determination as long as the applicant notifies all the surrounding businesses before starting the new extended construction hours with a possible establishment of a 24-hour information contact hotline and that there is a satisfactory agreement between the applicant and the Victoria Hotel.

**IV. RECOMMENDATION TO CITY COUNCIL REGARDING ZONING ORDINANCE AMENDMENT:**

**ACTUAL TIME: 4:46 P.M.**

Proposed amendment to Section 28.87.180 of the City's Municipal Code. The proposed amendment relates to the overnight parking and habitation in one recreational vehicle on private property in the M-1 zone, north of Highway 101 and in the C-M zone, east of Santa Barbara Street subject to limited circumstances. These circumstances include, but are not limited to: a minimum distance of 50 feet from a property being used for residential purposes and the provision of adequate and sanitary bathroom facilities.

Case Planner: Bettie Weiss, City Planner/Steve Wiley, City Attorney  
Email: bweiss@SantaBarbaraCA.gov

Steve Wiley, City Attorney, gave the staff presentation.

Commissioners' comments and questions:

1. Asked about the rationale behind allowing certain sized RVs for parking.
2. Asked about the overseeing entity or will authority be spread out among organizations.
3. Asked about the numbers of the clients mentioned in the Report.

Mr. Wiley responded that staff would like to start small at first given that some available lots would be in constrained space.

Mr. Wiley responded that there would only be one non-profit organization involved in administering the program.

Chair Jostes opened the public hearing at 5:01 P.M

**The following members of the public expressed support for the proposed project:**

Dr. Gary Linker, New Beginnings Councilor.

Ms. Nancy McCradie, Santa Barbara, Homes on Wheels, supported the project for people who do not have other options.

Ms. Linda Miller, Santa Barbara, Homes on Wheels, supported the project for those who do not normally fit comfortably into society. Suggested that people not be required to be involved in New Beginnings; but that individual property owners may decide who can be on their property.

**The following members of the public opposition to the proposed project:**

Mr. Ed Maniou, Homes on Wheels, wanted to know why this is an issue for discussion, and that it should be a non-issue and not limited to New Beginnings which forces people into programs who don't want them.

The public hearing closed at 5:15 P.M.

Dr. Linker clarified the number of clients that are receiving assistance at New Beginnings.

Commissioners' comments and questions:

1. Commented that the proposed project seems to be a step forward as a solution.
2. Requested that the conditions specify that boundaries be adjusted to avoid Santa Barbara Junior High School.
3. Commented that the project is supportable, but cautioned that people with RVs are transitional and that there should be stipulations for those who want to live in Santa Barbara permanently.
4. Consensus of the Commission to support moving forward with the program.

**MOTION: Mahan/Jacobs**

**Assigned Resolution No. 056-06**

Recommendation to the City Council to adopt the Zoning Ordinance Amendment with the condition that the boundaries be adjusted to avoid Santa Barbara Junior High School and to allow individual property owners to apply for a license for members of the public wishing to park recreational vehicles on private property.

This motion carried by the following vote:

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

Chair Jostes announced the ten calendar day appeal period.

**V. ADMINISTRATIVE AGENDA**

**A. Committee and Liaison Reports.**

Commissioner Mahan reported that the Airport Terminal Project seems to be proceeding smoothly.

Commissioner White expressed his congratulations to retiring Commissioner Mahan and that he will be missed at future Planning Commission meetings.

**B. Review of the decisions of the Staff Hearing Officer in accordance with SBMC §28.92.080.**

None were requested.

**VI. ADJOURNMENT**

**MOTION: White/Jacobs**

Adjourn the meeting.

This motion carried by the following vote:

**Ayes: 6 Noes: 0 Abstain: 0 Absent: 1 (Larson)**

Chair Jostes adjourned the meeting at 5:26 P.M.

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December 21, 2006

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Submitted by,

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Kathleen Goo, Acting Planning Commission Secretary