



City of Santa Barbara

Planning Division

PLANNING COMMISSION MINUTES

February 8, 2007

CALL TO ORDER:

Chair Jacobs called the meeting to order at 1:07 P.M.

ROLL CALL:

Present:

Chair Charmaine Jacobs

Vice-Chair George Myers

Commissioners Bruce Bartlett, John Jostes, Stella Larson, Addison S. Thompson and Harwood A. White, Jr.

STAFF PRESENT:

Bettie Weiss, City Planner

Jan Hubbell, Senior Planner

N. Scott Vincent, Assistant City Attorney

Barbara Shelton, Environmental Analyst

Debra Andaloro, Environmental Analyst

Allison DeBusk, Project Planner

Heather Baker, Project Planner

Laurie Owens, Project Planner

Rob Dayton, Principal Transportation Planner

Steve Foley, Supervising Transportation Planner

Julie Rodriguez, Planning Commission Secretary

I. PRELIMINARY MATTERS:

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

Senior Planner Jan Hubbell requested Item III, 2540 Selrose Lane, be continued to February 15, 2007

MOTION: White/Jostes

Continue 2540 Selrose Lane to the February 15, 2007 Planning Commission hearing.

This motion carried by the following vote:

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

B. Announcements and appeals.

Ms. Hubbell made the following announcements:

1. Chelsey Swanson, Assistant Planner, is making a lateral transfer to the position of Assistant Transportation Planner.
2. 1575 Las Vista del Oceano Drive has been appealed to the City Council and is scheduled to be heard on February 13, 2007. Commissioner White will represent the Planning Commission.
3. 3408-3412 State Street has been appealed to the City Council and will be rescheduled to a future date.
4. 1443 San Miguel Avenue has been appealed to the City Council with a date to be determined.
5. 1528 State Street has been appealed to the City Council and is scheduled to be heard on April 3, 2007.
6. 1776 Eucalyptus Road has been appealed to City Council. The date is pending.

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

Chair Jacobs opened the public hearing at 1:10 P.M. and with no one wishing to speak the public hearing was closed.

II. CONSENT ITEMS:

APPLICATION OF RICHARD THORNE, ARCHITECT FOR FRANK AND JERI WASCOE, 2540 SELROSE LANE, 041-311-035, E-3/SD-3 SINGLE-FAMILY RESIDENCE AND COASTAL OVERLAY ZONES, GENERAL PLAN DESIGNATION: RESIDENTIAL, FIVE UNITS PER ACRE (MST2006-00533)
Continued to February 15, 2007.

The project consists of a proposal to demolish an existing 1,531 square foot single-family residence and 486 square foot garage, and construct a new two-story 3,147 square foot residence with an attached 499 square foot garage and detached 273 square foot accessory building in the Appealable Jurisdiction of the Coastal Zone. Approximately 237 cubic yards of grading is proposed.

The discretionary application required for this project is:

1. A Coastal Development Permit to allow the proposed development in the 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 15303, for new construction of a small structure.

Case Planner: Chelsey Swanson, Assistant Planner

Email: cswanson@SantaBarbaraCA.gov

III. NEW ITEMS:

ACTUAL TIME: 1:11 P.M.

A. CONCEPT REVIEW:

APPLICATION BY AIRPORT DEPARTMENT, CITY OF SANTA BARBARA, 500 JAMES FOWLER ROAD, A-F, S-D-3 ZONE, GENERAL PLAN DESIGNATION: PUBLIC AND INSTITUTIONAL

Concept review of revised site and floor plan for the Airline Terminal Improvement Project

Case Planner: Laurie Owens, Project Planner

Email: lowens@SantaBarbaraCA.gov

Laurie Owens, Project Planner, gave the Staff presentation, joined by Fred Sweeney, Architect, Phillips, Metsch, Sweeney, Moore Architects.

Ms. Owens and Mr. Sweeney answered Planning Commission questions on the projected number of passengers, clarification of historic terminal, building signage,

Chair Jacobs opened the public hearing at 1:35 P.M and with no one wishing to speak, closed the public hearing.

Planning Commissioners commented on the architectural exterior and interior design of the buildings; the modern as opposed to classic main entry arch; historic terminal relocation; and use of a design team with local representatives.

Suggestions were made regarding the design of the exit from the baggage claim area to provide more of a sense of arrival and the landscaping for the rental car parking area.

ACTUAL TIME: 1:46 P.M.

B. ENVIRONMENTAL IMPACT REPORT (EIR) SCOPING HEARING:

APPLICATION OF BRENT DANIELS, L&P AGENT FOR KELLOGG ASSOCIATES, 3714-3748 STATE STREET, APNs 053-300-023, -031, -032 AND 053-222-010, C-P, R-2, R-3, R-4 AND S-D-2 ZONES, GENERAL PLAN DESIGNATIONS: GENERAL COMMERCE, OFFICE, RESIDENTIAL AND BUFFER (MST2003-00286)

Project Description: The applicant proposes to demolish the existing 113 room Sandman Inn Hotel and all site improvements, and construct a new 112 room hotel and 73 residential condominium units. The hotel and residential development would be on separate parcels. The hotel would measure 44 feet, 6 inches above existing grade and would have three stories above a one-level underground parking garage. The hotel building would be 64,422 square feet, including 18,848 square feet of non-room area (i.e. meeting rooms, corridors, lobby, laundry area, etc.), above a 46,701 square foot parking garage containing 114-parking spaces. The residential condominiums would be two to three stories tall and would be constructed above an underground parking garage containing 164 parking stalls. The residential development would have a maximum height of 31 feet above finished grade. Of the 73 residential condominium units proposed, 22 units would be one-bedroom units, 14 units would be two-bedroom units, and 37 units would be three bedroom units. The applicant proposes to provide 11 of the 73 project units (2 one-bedroom units, 4 two-bedroom units and 5 three-bedroom units) at sales prices targeted to middle-income households earning from 120-160% of median income, pursuant to the City of Santa Barbara's Affordable Housing requirements.

Ingress to and egress from the proposed hotel would be provided via a driveway located off of State Street between the hotel and residences. Ingress to and egress from the residential condominiums would be via a driveway from State Street at the eastern side of the site leading down to the parking garages. Secondary access to the residential units is also provided via the hotel driveway. Access to the Town and Country Apartments, located immediately behind the subject parcels, is currently provided through the hotel site. This access would be permanently closed as part of the proposed project. Access to the Town and Country Apartments would be provided via a new driveway connection off of San Remo Drive. Pedestrian access between the new residential development and the Town and Country Apartments would be provided.

The **City of Santa Barbara** will be the Lead Agency and will prepare an environmental impact report (EIR) to evaluate impacts of the proposed project. 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 these 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 **traffic/circulation, air quality, and visual/aesthetic** impacts. An Initial Study, describing potentially significant transportation 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.

Case Planner: Allison De Busk, Associate Planner

Email: aдебusk@SantaBarbaraCA.gov

Allison De Busk, Associate Planner, and Debra Andaloro, Environmental Analyst, gave the Staff presentation. Barbara Shelton, Environmental Analyst, and Rob Dayton, Principal Transportation Planner, made themselves available to answer questions.

Brent Daniels, L & P Consulting, and Charlie Eckberg, Kellogg Associates, gave the applicant presentation.

Staff and Mr. Daniels responded to Planning Commissioners' questions regarding the hotel room square footage; smart growth issues and beneficial impacts; clarification of traffic generation ITE numbers, including ITE differences for stand-alone restaurants as opposed to integrated facilities; proposed sidewalk widths, and the general plan map related to the buffer designation; number of units at the Town and Country apartments; long term hotel residency; S-D-2 setbacks; the projected relationship between the restaurant and hotel; distinguishing between a hotel versus motel traffic count; and consideration of pedestrian access and a through street.

Chair Jacobs opened the public hearing at 2:33 P.M.

The following individuals spoke with concerns:

1. Judy Orias expressed concern with the 100 year flood plane runoff at Arroyo Burro Creek and its impact on downstream property owners. Also, the increased traffic impact on intersections such as Las Positas/ State Street.
2. Connie Hannah, Santa Barbara League of Women Voters, concerned with size, bulk, and scale of project; would like the EIR to contain an alternative that includes all restrictions of S-D-2 zone, one- and two-story buildings, and

preservation of specimen trees and mountain views. Also, concerned with traffic and lighting impacts on residential neighbors.

3. Naomi Kovacs, Citizens Planning Association, voiced concerns about traffic and parking, building setbacks, building sizes and heights, landscaping requirements, scenic views, vehicle and bicycle circulation concerns, construction impacts, and loss of mature trees.
4. Patricia Hiles questioned residential as opposed to commercial uses facing State Street. Also concerned with redirection of traffic to San Remo Drive.
5. Mike Conroy expressed concern over view blockage by 3-story buildings that would abut his property and obstruct his views, and traffic at Grofe Lane/San Remo Drive.
6. Uffe Louborg also expressed concern with private view blockage attributed to 3-story buildings and the intensity of the proposed development.
7. James Kahan, Grove Lane Association, was concerned with the neighborhood intrusion that would be brought on by opening up traffic to San Remo Drive. Would like to see traffic counts included in the EIR. Doesn't want pedestrian access to/from San Remo Drive.
8. Becky Cohn, Sierra Property Management and Manager of Town & Country Apartments, noted that they have adequate parking on-site; does not feel that redirecting traffic to San Remo Drive will create substantial impacts and is supportive of the development.
9. Linda Antone, San Remo Plaza Condominiums, expressed concern with relocating Town and Country traffic to San Remo Drive. Also concerned with the 3-story view obstruction and the loss of trees.

With no one else wishing to speak, the public hearing was closed at 3:00 P.M.

Planning Commissioners expressed concerns with the project's density, the mix of affordable units, lack of open space, living within the existing S-D-2 zoning requirements, traffic impacts and height and view impacts. Other concerns were with the residential uses fronting on State Street, the Arroyo Burro runoff drainage, construction impacts on traffic flow, and impacts on San Remo Drive.

Commissioners appreciated the underground parking, addition of affordable residential development, extensive consideration of smart growth, and on-site pedestrian access.

The Commission would like to see the EIR include: a more extensive traffic and circulation analysis that also includes the San Remo neighborhood, bicycles and pedestrians as well as intersection analysis for Las Positas/101 and all potentially impacted intersections; view impacts, a benefits analysis; an extensive plans and policy analysis; and address public safety issues with moving the access from State Street to San Remo Drive. Also desired were discussions of sound community land use planning; consistency with the Upper State Street Study; analysis of impacts on

public views with mitigation considerations, noise analysis with consideration given to the existing residential uses, establishment of a realistic traffic baseline, and potential for employee parking on San Remo Drive. Stressed the importance of the alternatives analysis; should also include mitigation for non-significant issues.

Commissioners suggestions included realignment of the project to incorporate the Hitchcock Way intersection; providing a connection to existing access from Hope Avenue to site paralleling State Street with hotel on south side of access and residential to the north; lower landscaping height to reduce view blockage; use of story-poles; and realistic site and view corridor alternatives that meet the vision of the Upper State Street Study. Other suggestions included taking the TEDR and modifications out of the project; providing adjoining neighbors with view consideration, and inclusion of more one-story elements. Also suggested was giving consideration to pedestrian friendliness on State Street; commercial space fronting State Street, instead of residential; and use of in-lieu fees as opposed to providing affordable residential housing.

Mr. Vincent addressed the Commission's question regarding the City's baseline flexibility by stating that there are opportunities for flexibility but we have not seen another model that deals with the fluctuating use of an existing development. The requirement for a baseline has to be a rational baseline supported by substantial evidence.

Rob Dayton explained that we use an "average" for baseline and project-generated traffic.

Chair Jacobs reminded the public that the public comment period ends on February 21, 2007.

Chair Jacobs announced a break at 3:40 P.M and reconvened the meeting at 4:03 P.M.

Commissioner Larson left the meeting at 3:40 P.M.

IV. CONTINUED ITEMS:

ACTUAL TIME: 4:03 P.M.

- A. APPLICATION OF JUSTIN VAN MULLEM, ON DESIGN, AGENT FOR LLC FOR JAMES AND PAMELA HALDEMAN, 1533 W. VALERIO STREET, APN: 041-071-031, A-2/R-1 ZONES, GENERAL PLAN DESIGNATION: MAJOR HILLSIDE (MST2003-00338) Continued from January 11, 2007

The proposed project consists of the subdivision of an existing 3.45 acre site into two lots of approximately 1.725 acres each. The lots would take access from

West Valerio Street via a shared private driveway that also serves two existing single-family residences. Proposed Parcel 1 would be 75,140 square feet with an average slope of 29%. A new residence is proposed on this parcel and would be approximately 5,843 square feet, including basement and garages. Proposed Parcel 2 would be 75,142 square feet with an average slope of 31%. This parcel contains the existing residence, which is approximately 5,948 square feet.

The discretionary applications required for this project are:

1. Modifications to allow the two newly created lots to have less than the required 100 feet of frontage on a public street (SBMC §28.15.080);
2. A Modification to permit garage space in excess of 750 square feet in the A-2 zone (SBMC §28.87.160.4);
3. A Tentative Subdivision Map (TSM) to allow the division of one parcel into two lots (SBMC §27.07).
4. A Public Street Frontage Waiver to create a lot that does not front on a public street (SBMC, §22.60.300).
5. Neighborhood Preservation Ordinance Findings to allow grading in excess of 500 cubic yards on a project site located within the Hillside Design District (SBMC §22.68.070).

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

Case Planner: Allison De Busk, Associate Planner
Email: adebusk@SantaBarbaraCA.gov

Allison De Busk, Associate Planner, gave the Staff presentation.

Justin Van Mullem, On Design Architects, gave the applicant presentation which addressed the removal of the accessory structure, a reconfigured building envelope, inclusion of a new fire hydrant, and an erosion control plan. Also included were roof plan changes, a solar panel plan, a lowered garage, a lowered chimney, and new oaks in the landscaping. Tom Ochsner, Project Architect, completed the presentation.

Mr. Van Mullem responded to Planning Commissioners questions on landscaping for the site, intent of the oak woodland tree placement, and a pedestrian sidewalk extension.

Chair Jacobs opened the public hearing at 4:20 P.M.

The following people addressed the Commission with concerns:

1. Mary Fiske: removal of water from oaks due to new drainage ditch and concern with slow oak tree growth. Additional concerns included lack of a second meeting notice, the existing carport and actual square footage of the existing residence, building on a steep slope, and risk from Lavigia Fault.
2. Christina Franquet: parking and motor-court use; soil import and export; proposed house is too large and too many modifications are being requested; soils and grading; wants to see a natural landscaping .

With no one else wishing to speak, the public hearing was closed at 4:34 P.M.

Mr. Oschner and Mr. Mullem addressed Planning Commissioners questions on the drainage plan and photo-voltaic solar panels.

Planning Commissioners commented on the project's size and the parcel's slope, a desire for a more detailed landscaping plan to address the entire site and provide greater buffering, the detached garage, and the pedestrian walkway to the new residence.

Planning Commissioner concerns remained with the project's size and parcel slope and would like to see a condition added that no future accessory structures be built on the property. Also, would like to see the building envelope further reduced.

Commissioners appreciated the oak tree landscaping, but would like to see a more detailed landscape plan reviewed by a botanist to reinforce the biological function.

MOTION: White/Bartlett

Assigned Resolution No. 007-07

Approved the Modifications, Tentative Subdivision Map, Street Frontage Waiver, and Neighborhood Preservation Ordinance (NPO) findings as outlined in the Staff Report with the added conditions: 1) Consider use of more smaller oaks; 2) The landscape plan shall include an oak woodland and screen the neighbors and be reviewed and approved by a biologist for habitat enhancement; 3) No future accessory structures shall be added, 4) The pedestrian sidewalk shall be extended; and 5) Reduce the building envelope to the smallest area possible, understanding that this may increase its average slope.

This motion carried by the following vote:

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

Chair Jacobs announced the ten calendar day appeal period.

Commissioner Jostes left council chambers at 4:55 P.M.

ACTUAL TIME: 4:55 P.M.

B. PROPOSAL TO AMEND SECTIONS OF THE SANTA BARBARA MUNICIPAL CODE INCLUDING TITLE 28 (THE ZONING ORDINANCE) IN ORDER TO IMPLEMENT RECOMMENDED SOLAR ENERGY SYSTEM CHANGES (MST2006-00721) Continued from January 4, 2007.

The City of Santa Barbara is considering Amendments to the Santa Barbara Municipal Code, Titles 22 and 28 of the Zoning Ordinance to address the processing of Solar Energy Systems consistent with State law. Changes would result in:

Codified procedures for referral of certain solar energy system projects, consistent with State laws pertaining to Solar Energy Systems (Government Codes 65850.5, Civil Code Section 714, 801 & 801.5, Revenue and Taxation Code Section 73 and Public Resources Code 25980 - 25986).

Proposed changes were initially discussed by the Architectural Board of Review on October 23rd, Historic Landmarks Commission on November 1st and City Council on December 5th. The Planning Commission initially considered amendments on January 11, 2007. The purpose of this hearing is to get Planning Commission feedback on the proposed recommendations before taking them to the Ordinance Committee for adoption.

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Section 15305, Minor Alterations in Land Use Limitations.

Case Planner: Heather Baker, Project Planner
Email: hbaker@SantaBarbaraCA.gov

Heather Baker, Project Planner, gave the Staff presentation.

With no members of the public attending in Council Chambers, the public hearing was opened and closed.

Scott Vincent, Assistant City Attorney, summarized the State statute and requested the Commission's comments which could justify design review of solar energy systems with consideration to impacts on public health and safety.

Staff responded to Planning Commissioners' questions regarding any similar ordinances by other jurisdictions, protection of historic landmarks or districts, tourism impacts, consideration of 'solar farm' or site transfer solutions, and State mandates.

One Commissioner suggested consideration of offering applicants free design reviews to help prevent poor designs, which Staff clarified is already occurring at a Staff level, but Architectural Board of Review or Historic Landmarks Commission options could be considered.

MOTION: Thompson/White

Assigned Resolution No. 008-07

Recommended that the City Council Ordinance Committee: 1) Pursue a Solar Energy Ordinance with tourism as the major focus and the historic buildings in the El Pueblo Viejo and Brinkerhoff Districts as categories for consideration; 2) Pursue legislative agenda and League of California Cities action to persuade the State to alter existing law regarding solar energy system permits to allow design review in cases where historic structure or districts might be significantly impacted.

This motion carried by the following vote:

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

Commissioner White left Council Chambers at 5:53 P.M.

V. ADMINISTRATIVE AGENDA

A. Committee and Liaison Reports.

Commissioners Jacobs and Bartlett attended the Housing Policy Steering Committee and reported on single room occupancy housing and prospective changes to the Inclusionary Housing Ordinance.

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

Commissioner Myers reported on the January 31, 2007 meeting of the Staff Hearing Officer and projects heard.

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

- a. Minutes of November 9, 2006
- b. Resolution 046-06
1617 & 1621 Anacapa Street
- c. Resolution 047-06
720 & 2030 Los Canoas Road
- d. Minutes of November 16, 2006
- e. Resolution 048-06
1130 N. Milpas Street
- f. Resolution 049-06
Setback Ordinance Recommendations to City Council
- g. Minutes of December 7, 2006
- h. Resolution 050-06
501 Niños Drive

- i. Resolution 051-06
1929 Cliff Drive
- j. Minutes of December 14, 2006
- k. Resolution 052-06
3443 Sea Ledge Lane
- l. Minutes of December 21, 2006
- m. Resolution 053-06
1443 San Miguel Avenue
- n. Resolution 054-06
500 Niños Drive
- o. Resolution 055-06
1575 La Vista del Oceano
- p. Resolution 056-06
RV Zoning Ordinance Recommendations to City Council
- q. Minutes of January 4, 2007
- r. Resolution 001-07
2431 Mesa School Lane
- s. Resolution 002-07
612 Alston Road
- t. Resolution 003-07
Solar Energy Recommendations to City Council
- u. Minutes of January 11, 2007

MOTION: Thompson/Myers

Approve the minutes and resolutions of 2006 as corrected.

This motion carried by the following vote:

Ayes: 3 Noes: 0 Abstain: as noted Absent: 3(Larson, Jostes, White)

Commissioner Myers abstained from the minutes and resolutions of November 9, 2006 and January 11, 2006.

Commissioner Jacobs abstained from the minutes and resolutions of December 7, 2006.

Commissioner Bartlett abstained from all draft minutes and resolutions of 2006.

MOTION: Thompson/Bartlett

Approve the minutes and resolutions of 2007 as corrected.

This motion carried by the following vote:

Ayes: 4 Noes: 0 Abstain: 0 Absent: 3(Larson, Jostes, White)

VI. ADJOURNMENT

MOTION: Myers/Bartlett

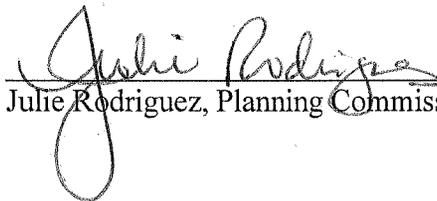
Adjourn the meeting of February 8, 2007.

This motion carried by the following vote:

Ayes: 4 Noes: 0 Abstain: 0 Absent: 3 (Larson, White, Jostes)

Chair Jacobs adjourned the meeting at 6:13 P.M.

Submitted by,



Julie Rodriguez, Planning Commission Secretary

