



# City of Santa Barbara

## Planning Division

### PLANNING COMMISSION MINUTES

April 5, 2007

#### CALL TO ORDER:

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

#### ROLL CALL:

##### **Present:**

Chair Charmaine Jacobs  
Vice-Chair George C. Myers  
Commissioners Bruce Bartlett, Stella Larson, George C. Myers, Addison S. Thompson and Harwood A. White, Jr.

##### **Absent:**

John Jostes

#### TRANSPORTATION AND CIRCULATION COMMITTEE ROLL CALL:

##### **Present:**

Vice-Chair David Tabor  
Committee members: Mark Bradley, Keith Coffman Grey, Steve Maas, David Pritchett

##### **Absent:**

Dr. Michael Cooper, William C. Boyd

#### STAFF PRESENT:

Bettie Weiss, City Planner  
John Ledbetter, Principal Planner  
Jan Hubbell, Senior Planner  
N. Scott Vincent, Assistant City Attorney  
Barbara Shelton, Environmental Analyst  
Beatriz Ramirez, Project Planner  
Adam Nares, Planning Technician  
Rob Dayton, Principal Transportation Planner  
Steven Faulstich, Housing Programs Supervisor  
Steve Foley, Supervising Transportation Planner  
Sarah Grant, Planning Technician  
Julie Rodriguez, Planning Commission Secretary

**I. PRELIMINARY MATTERS:**

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

Senior Planner Jan Hubbell announced that Item III on the agenda, 2108 Las Canoas Road, will be continued to April 19, 2007.

- B. Announcements and appeals.

Ms. Hubbell made the following announcements:

1. 1170 Eucalyptus Hill Road was heard by City Council. The subdivision was denied, overturning the Planning Commission's approval.
2. 3408-3412 State Street was heard by City Council and approved, overturning the Planning Commission's denial.
3. 1533 West Valerio Street appeal will be heard by the City Council on April 17, 2007. Commissioner White will represent the Planning Commission.
4. Commissioner Bartlett will represent the Commission on Mountain Drive once a date has been set.

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

Chair Jacobs opened the public hearing at 1:08 P.M.

Mr. Bill Mahan spoke about the formation of Save El Pueblo Viejo for the preservation of El Pueblo Viejo, by reducing allowed building heights.

The public comment was closed at 1:14 P.M.

**II. CONSENT ITEMS:**

**APPLICATION OF DAN AND LORNA MCGILVRAY, OWNERS, 2108 LAS CANOAS ROAD, 021-030-031, A-1/ SINGLE -FAMILY RESIDENCE, GENERAL PLAN DESIGNATION: RESIDENTIAL, 1 UNIT PER ACRE (MST2005-00456) CONTINUED TO APRIL 19, 2007**

The project consists of a proposal for a new 2,192 square foot one-story single-family dwelling and a 611 square foot detached garage with a second-floor 478 square foot artist studio on a 4.64 acre vacant lot in the Hillside Design District. Grading of the site involves 490 cubic yards of cut and 505 cubic yards of fill outside of the main building footprint.

The discretionary applications required for this project are:

Neighborhood Preservation Ordinance Findings for grading in excess of 500 cubic yards outside the building footprint (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 15303, for new construction of small structures.

Case Planner: Jaime Limón, Senior Planner

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

### III. CONTINUED ITEM

#### ACTUAL TIME: 1:14 P.M.

#### APPLICATION OF JAN HOCHHAUSER, ARCHITECT FOR 1722 STATE STREET INVESTORS, LLC, 1722 STATE STREET, APN: 072-102-021, C-2 COMMERCIAL AND R-1 ONE FAMILY RESIDENCE ZONES, GENERAL PLAN DESIGNATION: GENERAL COMMERCE AND OFFICES (MST2005-00455) CONTINUED FROM MARCH 1, 2007

The project consists of demolition of a 7,200 net square foot commercial building and construction of a new mixed use building that includes approximately 8,400 net square feet of commercial condominium space and 10 residential condominium units above an approximately 23,900 square foot subterranean garage. The residential condominiums will include 6 three-bedroom and 4 two-bedroom units ranging in size from approximately 1,650 to 2,650 square feet. One of the proposed two-bedroom units would be affordable to middle-income homebuyers. Parking (55 spaces) would be located in the subterranean garage. Access to the underground parking garage would be provided by a single driveway located along State Street. Grading consists of 8,594 cubic yards cut and 255 cubic yards fill, resulting in 8,339 cubic yards of export.

Nine (9) of the proposed residential units would be market rate units, and one (1) would be an inclusionary affordable unit. Five (5) of the market rate units would have three-bedrooms and would range between approximately 2,300 and 2,550 net square feet in size. Four (4) of the market rate units would have two bedrooms and would range between approximately 2,000 and 2,300 net square feet in area. The affordable unit would have three bedrooms and would be approximately 1,580 net square feet.

A variety of commercial uses could be located in the proposed project, including a mix of specialty retail, general office and medical-dental office space.

The discretionary applications required for this project are:

1. A Zoning Map Amendment to change the zoning from R-1, One Family Residential, to R-3, Limited Multi-Family Residence Zone (SBMC §28.92.080.B);
2. A Modification to allow 55 parking spaces instead of the Santa Barbara Municipal Code required 57 spaces (SBMC §28.90.100.G & I and §28.92.110.A.1);

3. A Development Plan to allow Minor and Small Additions for the construction of approximately 1,200 square feet of nonresidential development (SBMC §28.87.300);
4. A Tentative Subdivision Map for a one-lot subdivision to create ten (10) residential condominium units and approximately 8,400 square feet of commercial condominium space (SBMC §27.07 and 27.13); and
5. A Conditional Use Permit to allow nonresidential parking in a residential zone (SBMC §28.94.030 H).

The Planning Commission will consider approval of the Negative Declaration prepared for the project pursuant to the California Environmental Quality Act Guidelines Section 15074.

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

Allison De Busk, Project Planner, gave the Staff presentation, joined by Steven Faulstich, Housing Programs Supervisor.

Jan Hochhauser and Jay Blatter, Hochhauser Blatter Architects, gave the applicant presentation.

Staff answered Planning Commission questions on noise and environmental threshold issues, reduction of commercial space, condominium plans, restriction of residential parking permits, and the limitations of commercial use.

Mr. Hochhauser and Mr. Blatter answered Planning Commission questions on the open space for Units F and G, changes in development configuration and residential square footage, and landscape coverage,

Scott Vincent, Assistant City Attorney, explained the tentative subdivision map as it relates to the subdivision of commercial space. Discussion was held on commercial condominium unit and parking parameters for this and future projects.

Chair Jacobs opened the public hearing at 2:09 P.M. and, with no one wishing to speak, the hearing was closed.

Commissioners appreciated the reductions made, but expressed concern about the loss of the affordable housing unit. Appreciated opening of the courtyard for public benefit, the reduction in building height, the inclusion of solar panels, and would like enhanced landscaping to soften the massing on State Street,

**MOTION: Thompson/Bartlett**

**Assigned Resolution No. 015-07**

Adopt the Final Mitigated Negative Declaration and approve the Zoning Map Amendment, Tentative Subdivision Map, Development Plan, and Conditional Use Permit making the findings in the Staff Report, with the following amended conditions: 1) The paseo shall not

be gated; 2) The street light shall be a city standard dome light; 3) The 12' sidewalk shall consist of a 6" curb, a 4' parkway, a 6' walkway, and some planter space; 4) Eliminate the condition for the street-side balcony mitigation (H3); 5) Residential permit parking shall be prohibited.

This motion carried by the following vote:

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

Chair Jacobs announced the ten calendar day appeal period.

IV. NEW ITEMS:

ACTUAL TIME: 2:28 P.M.

APPLICATION OF TERI GREEN, GREEN & ASSOCIATES, AGENT FOR WENDY SNYDER, 1114 N. MILPAS STREET, APN 029-202-025, R-3 AND E-1, LIMITED MULTIPLE-FAMILY AND ONE-FAMILY RESIDENCE ZONES, GENERAL PLAN DESIGNATION: RESIDENTIAL, 12 UNITS/ACRE (MST2004-00534)

The project consists of a proposal to construct three three-bedroom condominium units with six covered parking spaces on a 9,947 square foot parcel and requires approximately 448 cubic yards (c. y.) of cut and 344 c. y. of fill. A portion of the parcel exceeds 30% slope. The existing 1,543 square foot residence, 230 square foot storage building, and 160 square foot shed would be demolished.

The purpose of the concept review is to allow the Planning Commission and the public an opportunity to review the proposed project design at a conceptual level and provide the Applicant and Staff with feedback and direction regarding the proposed land use and design. **No formal action on the development proposal will be taken at the concept review, nor will any determination be made regarding environmental review of the proposed project.**

Upon review and formal action on the application for the development proposal, the proposed project will require the following discretionary applications:

1. A Zoning Map Amendment to change the zoning from E-1, One-Family Residence, to R-3, Limited Multiple-Family Residence Zone (SBMC§28.92.080.B); and
2. Tentative Subdivision Map for a one-lot subdivision with three condominium units (SBMC§27.07).

Case Planner: Kathleen Kennedy, Associate Planner  
Email: [kkennedy@SantaBarbaraCA.gov](mailto:kkennedy@SantaBarbaraCA.gov)

Jan Hubbell, Senior Planner, gave the Staff presentation for Kathleen Kennedy.

Teri Green, Green and Associates, gave the applicant presentation, joined by David Farrin, Arketype Architects.

Staff answered Planning Commissioners questions about the 30% slope and clarification of options seen by the Architectural Board of Review.

Chair Jacobs opened the public hearing at 2:46 P.M.

Rob Pearson, neighbor, spoke on behalf of two additional neighbors and voiced concerns about protecting views of the slope; likes maximum of three units.

With no one else wishing to speak, the public hearing was closed at 2:48 P.M.

Ms. Green and Mr. Farrin answered questions on the requested setback modification for the trash enclosure.

Commissioners discussed the two options and gave the following recommendations:

1. Commissioners acknowledged the narrow lot and most could support need for a modification for parking in the setback if the trees along the property line were protected; recommended an arborist report.
2. Suggested Option 2, keeping more of the building off of the slope.
3. Suggests 'less is more' when suggesting options given the constraints of the site.
4. Suggested staying as far off 30% slope as much as possible. Some Commissioners suggested smaller units and smaller number of units to address site constraints.
5. Some Commissioners stated that too much time was spent at the Architectural Board of Review before coming to the Planning Commission.
6. Two Commissioners did not encourage three stories.
7. Suggested a duplex with two casitas as an option, preferably free-standing buildings over attached buildings. Concerned with car placement and maneuvering.
8. Suggested inclusion of neighbors in request for setback modification.
9. Commissioners were challenged in favoring any of the options presented and in selecting either option.
10. Commissioners were varied in their preferences: two Commissioners favored Option One; one Commissioner favored Option Two; one Commissioner was undecided, and another Commissioner that favored three small independent units.

Ms. Greene asked for a straw vote with direction on the support of casitas on the parcel. Commissioner White cautioned against a straw vote and a sense of pre-approval that a straw vote might give; suggested coming back for another concept review. An option three was also suggested. In response to the query on development on the slope, Commissioner Larson responded that, whether the slope is man-made or natural, the Commission looks at the existing conditions of the slope.

Chair Jacobs called a break at 3:15 P.M. and reconvened the meeting at 3:38 P.M. with a second roll call to include the Transportation and Circulation Committee.

V. **DISCUSSION ITEMS:**

**ACTUAL TIME 3:38 P.M.**

A. **JOINT PUBLIC MEETING OF THE PLANNING COMMISSION AND TRANSPORTATION & CIRCULATION COMMITTEE MEETING**  
**PARKING WORKSHOP: TRANSPORTATION AND PARKING POLICY - MAKING THE CONNECTION**

This workshop is to open a discussion about how parking influences transportation decisions and behavior. Transportation history in the context of Santa Barbara, parking policy within the Circulation Element and opportunities for implementing present policy will be discussed as well as possible directions for future.

Case Planners: Rob Dayton, Principal Transportation Planner, Barbara Shelton, Project Planner, and Sarah Grant, Planning Technician

Email: rdayton@SantaBarbaraCA.gov, bshelton@SantaBarbaraCA.gov, and sgrant@SantaBarbaraCA.gov

Rob Dayton, Principal Transportation Planner, gave the Staff presentation.

Mr. Dayton and Ms. Hubbell answered Planning Commission and Transportation and Circulation Committee questions on the philosophy of parking policy and how parking demand is established; the zone of benefit background, available data on parking lot shuffling, and cash out programs.

Mr. Dayton was asked by the Commission to consider new technology parking meters, study new parking districts along transit corridors, study the cost to business by provision of 75 minutes of free parking, including impacts from the employee parking shuffle, and employee parking incentive programs.

Commissioners asked to consider revisions in parking time restrictions,

Chair Jacobs opened the public hearing at 4:25 P.M.

The following members of the public spoke during public comment:

1. Judy Orias expressed concern with the parking deficit and its impact on loss of sales tax revenue to Goleta where parking is plentiful. Asked for more scrutiny over the granting of parking modifications. Concerned about impact of Residential Parking Permit programs on businesses in terms of the cost of policing their lots.
2. Gil Berry requested no additional parking modifications be granted; concerned with impacts brought by a reduction of parking leading to larger

buildings and also leading to people driving more to find parking, increasing use of fossil fuels. Also noted that well-screened and landscaped parking lots can be wonderful open spaces.

3. Tom Williams, Downtown Parking Committee, concerned with the omission of the Downtown Parking Committee as part of the discussion.
4. Patricia Hiles feels that parking consideration should be given to population that cannot use bicycles and buses; discouraged approval of parking modifications.
5. Michael Self, President, Santa Barbara Safe Streets, would like to see incentive programs developed for employers to assist in employee parking, as opposed to punitive actions.
6. Betsy Ingalls approves of present parking and encourages Staff to continue its work, but not duplicate whatever was done in the Five Points Area.
7. Connie Hannah, Santa Barbara League of Women Voters, Sustainability Group, does not feel that one car rule can be enforced for residential units and therefore recommends allowing more than one car.
8. Cathy McCammon, Santa Barbara League of Women Voters (SBLWV), asked the City to consider long-range sustainability; a review of limiting residential parking; enforcement of the creek setbacks, zoning and parking requirements; and reduction of parking modifications. She also submitted a letter summarizing the SBLWV's concerns.

With no one else wishing to speak, the public hearing was closed at 4:57 P.M.

Mr. Dayton asked the Commission and Committee members to consider existing policies and whether the TCC should move forward with a Parking Master Plan, as well as any changes, suggestions, and implementation strategies.

Commissioners and Committee Members comments and questions:

1. Suggested looking at the minimum and maximum parking space restrictions of residential parking. Also, suggested looking at the benefits of alternatives to driving.
2. Asked if the downtown area has a parking deficit. Notes that the Granada Garage is seldom at capacity during the day and the bike racks are not always in use. Wondered why the parking limit is not enforced at night. Suggested the upper floor of the garage be considered for long-term residential use when not at capacity. Asked how close a car spot has to be to count as a spot that serves that business and how far people will walk from parking to business. Asked about history of residential permits. Asked if a parking space is taken up by residential permit, then will it influence a driver's consideration of retail options elsewhere.
3. Need to plan for the next generation. Suburban model of immediate car to destination access no longer works. Suggested consideration of residential use of commercial space in evening hours. Autos need to pay for the space

they use. Noted that Upper State Street area has plenty of parking, but it is not shared.

4. Downtown parking system works well; while car-based, it provides a better balance. It is essential that the Downtown Parking Committee participate in parking strategy discussions. Present car based system is not working; would like to see fees increased during peak hours, suggests a way be found to have commercial space offered for residential use for a fee. Suggested incentives for the development of underground parking.
5. Continue to expand recommendations that were initially in the Impacts of Growth Study. Liked idea of pricing parking separately from housing. Suggested zone of benefit model along transit corridors; expansion of residential permit parking program; and the need for enforcement of parking and traffic violations. Need traffic calming devices; helps to protect neighborhoods from commercial overflow traffic.
6. Suggested that the second workshop include a presentation on new kinds of parking meters and consideration of valet parking. Would like to see data on whether parking presence/absence and use of shared parking deters or enhances business and wonders whether parking is really the main culprit or whether other economic factors such as rental rates, cost of land, etc., are the issue.
7. Parking is a complex issue. Need significant effort to change parking perceptions. Would like to see examples of the success that other communities are having with alternative parking approaches. Requested more discussion on parking modifications as related to increase in building size, maybe consider a requirement for more open space. Parking lots need more landscaping. Suggested offering incentives for people to avoid parking needs by not driving. Would like to see consideration for zone of benefit along transit corridors.
8. Referenced amenities offered in garages in other countries. Would like to see landscaping plans added to parking lot development for new projects. Need to reach out to renters, not just owners, in offering residential parking permit program. Would like to see parking incentives given to Smart cars, hybrids, and other small vehicles. Suggested increasing parking fines for parking violation and a boot for chronic offenders.
9. Circulation a balance between pedestrians, bicycles, and cars. Parking issues generate a lot of anxiety in the community. Suggested looking at parking in different areas differently. Cautions against killing the tax base on Upper State Street when looking at parking alternatives.
10. Referenced Casa las Fuentes as being an excellent example of housing for workers in the downtown area and suggested a similar housing project for the Upper State Street Area. Had some concern about reducing parking for residential development in general.
11. Would like to see more on parking lot design and availability and its impact on congestion along with consideration for parking lot amenities. Need to review parking design standards to make lots more pedestrian friendly.

Asked if there is hard data available that shows under parking contributing to less congestion. Asked if there was data available on downtown employee's use of public transportation. Asked about the timeline for the Parking Master Plan. It needs to be completed.

12. Noted there are a number studies that support less parking resulting in less congestion. An unfounded assumption that zoning reflects what the market wants; zoning actually skews the market. Tough for individual businesses to do alternative transportation incentives when not every business is willing to participate. Using pricing to influence behavior is about as capitalistic as it gets.
13. Many students travel by skateboard, which is not embraced as an alternative mode of transportation. Policy needs to shift to protect as an acceptable alternative.
14. Really need to work on Parking Master Plan in the near future, including the balance between new, young drivers, experiencing newfound freedom and older people having to give up cars. There is not intent to take away cars, but need to provide balance by planning parking efficiently.
15. Suggested recapping the two prior traffic workshops.
16. Many Commissioners and Committee members commented on parking being an emotional issue.
17. Consensus of Commissioners and Committee members expressed desire to see development of the Master Parking Plan along with a timeline.

Staff affirmed that there is a parking deficit Downtown by design for employees to encourage them to use alternative transportation. The residential parking program is available to any block upon request. A 90 minutes sign restriction is posted, and residents can purchase an annual permit that exempts them from the restriction.

Ms. Hubbell shared the complexities of parking enforcement for affordable housing residents. She further noted that staff reports are available for the previous traffic workshops.

Mr. Dayton gave an update on Staff limitations for addressing a timeline for the Parking Master Plan. Currently Staff is focused on updating Parking Design Standards. Mr. Dayton also indicated that staff would be willing to give presentations of the traffic workshops to interested individuals and small groups.

The workshop concluded at 6:05 P.M.

Scott Vincent and Commissioner Larson left Council Chambers at 6:05 P.M.

**B. MEASURE E ANNUAL REPORT**

**ACTUAL TIME: 6:07 P.M.**

Planning Staff will present a bi-annual update for 2006 on Charter Section 1508 (Measure E), including status on the use of square footage in the various categories and residential development.

Case Planner: Adam Nares, Planning Technician  
Email: anares@SantaBarbaraCA.gov

Adam Nares, Planning Technician gave the Staff Report joined by John Ledbetter, Principal Planner and Beatriz Ramirez, Project Planner.

Staff addressed the Commissions questions on meeting the timeline for the General Plan update by 2009.

**VI. ADMINISTRATIVE AGENDA**

**A. Committee and Liaison Reports.**

1. Commissioner Thompson reported on the Airline Terminal Design Subcommittee and recent cost analyses that have been done impacting the project and leading to revisions. Revised plans will return to the Commission.
2. Commissioner Bartlett reported on the Planners Institute attended by Commissioners Bartlett and Jacobs. Commissioner Jacobs shared comments on the Condominium Conversion Seminar she attended at the Institute and the model used by the City of Beverly Hills.

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

Commissioner White deferred the report on the Staff Hearing Officer until next Planning Commission meeting on April 12, 2007.

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

- a. Draft Minutes of January 18, 2007
- b. Resolution 004-07  
La Vista del Oceano Drive Roadway
- c. Resolution 005-07  
1776 Eucalyptus Hill Road
- d. Resolution 006-07  
606 Calle Granada
- e. Draft Minutes of February 8, 2007

- f. Resolution 007-07  
1533 W. Valerio Street
- g. Resolution 008-07  
Solar Energy Ordinance
- h. Draft Minutes of February 15, 2007
- i. Resolution 009-07  
2540 Selrose Lane
- j. Draft Minutes of March 1, 2007
- k. Resolution 010-07  
1014 Garden Street

**MOTION: Thompson/Myers** Approve the minutes and resolutions as corrected.

This motion carried by the following vote:

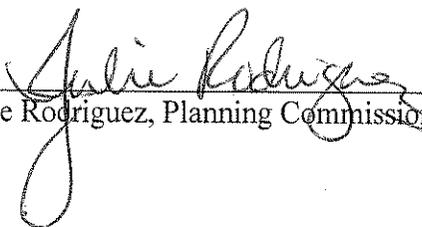
Ayes: 5 Noes: 0 Abstain: As noted. Absent: 2 (Larson, Jostes)

Commissioner Larson abstained from the February 8, 2007 resolutions 007-07 and 008-07

**VII. ADJOURNMENT**

Chair Jacobs adjourned the meeting at 6:25 P.M.

Submitted by,

  
\_\_\_\_\_  
Julie Rodriguez, Planning Commission Secretary