



City of Santa Barbara Planning Division

PLANNING COMMISSION MINUTES

September 13, 2007

CALL TO ORDER:

Chair Charmaine Jacobs was absent. Vice Chair George C. Myers assumed the Chair. Chair Myers called the meeting to order at 1:03 P.M.

ROLL CALL:

Present:

Vice-Chair George C. Myers
Commissioners Bruce Bartlett, John Jostes, Addison S. Thompson and Harwood A. White, Jr.

Absent:

Charmaine Jacobs, Stella Larson

STAFF PRESENT:

Jan Hubbell, Senior Planner
N. Scott Vincent, Assistant City Attorney
Rob Dayton, Principal Transportation Planner
Steve Foley, Supervising Transportation Planner
Suzanne Johnston, Assistant Planner
Julie Rodriguez, Planning Commission Secretary

I. PRELIMINARY MATTERS:

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

None.

B. Announcements and appeals.

Ms. Hubbell made the following announcements:

1. Debra Andalaro, Project Planner and Susan Reardon, Project Planner, have been promoted to Senior Planners and will share the positions of Staff Hearing Officer and Training Officer.

2. The 1400 Rogers Court appeal scheduled to be heard by the City Council on October 2, 2007 will be rescheduled for another date.
3. The Planning Commission decision last week for 3427 Sea Ledge Lane was appealed to City Council with a hearing date pending.

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

Chair Myers opened the public hearing at 1:04 P.M., and with no one wishing to speak, closed the hearing.

II. NEW ITEM:

ACTUAL TIME: 1:04 P.M.

APPLICATION OF KEITH RIVERA, ARCHITECT FOR SYNCON HOMES, 927 & 933 OLIVE STREET, APNs: 029-302-030 & 029-302-031, C-2 COMMERCIAL ZONE, GENERAL PLAN DESIGNATION: RESIDENTIAL 12 UNITS/ACRE (MST2006-00421)

The project consists of a proposal to demolish two existing single-family homes and two existing garages and construct a five-unit condominium development. The project includes five two-bedroom units ranging from approximately 2,100 square feet to 2,150 square feet on an 11,761 square foot lot. Parking would be provided within five two-car garages. The project will include a voluntary lot merger to combine the two existing parcels.

The discretionary applications required for this project are:

1. A Modification to allow encroachments into the interior yard setbacks. (SBMC §28.92.026.A);
2. A Modification to allow encroachments into the rear yard setback. (SBMC §28.92.026.A); and
3. A Tentative Subdivision Map for a one-lot subdivision to create five (5) residential condominium units (SBMC 27.07 and 27.13).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Sections 15303 [New Construction].

Case Planner: Suzanne Johnston, Assistant Planner
Email: sjohnston@SantaBarbaraCA.gov

Suzanne Johnston, Assistant Planner, gave the Staff presentation.

Keith Rivera, B3 Architects, gave the applicant presentation.

Staff answered additional Planning Commission questions about how the project was reviewed against the Urban Design Guidelines by Architectural Board of Review (ABR);

how 18 units per acre density is supported in this area; zoning uses on this parcel per the General Plan; retirement of existing street lights on utility poles and installation of (1) replacement City Standard street light.

Mr. Rivera addressed the Planning Commission and stated that the comments made by ABR were not included in the plans submitted for Planning Commission review today.

Mr. Rivera also responded to the Commission's questions about construction and demolition recycling; the incorporation of sandstone curbing; second story elevation comments made by ABR; clarification of square footage totals; and gross versus net square footage calculations on stairwells and entries. Additional responses were made to questions about consideration for solar applications; preservation of existing lot retaining wall and vegetation and landscaping; approximate building area encroaching into the setbacks versus public benefit of front yard being kept outside the setback; and the lack of a roof plan.

Mr. Rivera explained the reasoning for three full baths in some units; the permeable paving dictated by the drainage system; and clarification of the patio enclosure wall.

Chair Myers opened the public hearing at 1:45 P.M.

The following people spoke in opposition of the project or with concerns:

1. Fae Perry, speaking for Ron Boeddeker, Transcontinental Corporation, submitted pictures and expressed concern over the size, bulk, scale and view loss.
2. Paula Westbury spoke with a request for the preservation of Santa Barbara and against further development. Consideration was asked for the burial ground beneath the proposed project.

With no one else wishing to speak, the public hearing was closed at 1:50 P.M.

Commissioners expressed favorable comments for the project with the consensus of the Commission desiring the inclusion of photo voltaics as a part of the conditions.

Commissioners expressed some concern over the massing of the project and felt that the project could be pulled in a little bit.

MOTION: Jostes/White

Assigned Resolution No. 036-07

Approved the project making the findings in the Staff Report for the Interior Yard and Rear Yard Setback Modifications and Tentative Subdivision Map, and New Condominium Development subject to the Conditions of Approval in Staff Report Exhibit A, with additional conditions: 1) The southerly building shall be moved back in order to reduce its square footage, improve its street presence, and align with adjacent southerly structure; 2) The applicant shall provide a photo-voltaic system for the project with the intent of providing 85% of the projected energy use. The calculation shall be submitted for review

and acceptance by the Planning Division prior to final ABR approval; and 3) The applicant will provide one residential style street light and two fruitless olive street trees.

Mr. Aaron Amuchastegui, Syncon Homes, agreed to the added condition of the installation of photo voltaics. Syncon Homes, one of five builders in the Country certified green, is new to photo voltaics and will do research for installation to comply with the added request.

The Commission has agreed to allow Staff discretion for the applicant's ability to meet substantial conformity.

Scott Vincent, Assistant City Attorney, asked for clarification of the 85% energy efficiency calculation as to definition, calculation, and timing. Commissioner Jostes responded that the percentage is based on the intent of having the project being 100% self-sufficient in energy consumption.

Ms. Hubbell added that a stipulation of kilowatts would carry its own problems, since we do not know if the system would fit on the roof. What was being used for consumption in the 1970's is very different from what is being used today. Looking at the projected energy at the time of ABR final and looking at 85% of that figure is preferred since a precise figure cannot be determined at this time.

This motion carried by the following vote:

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

Chair Myers announced the ten calendar day appeal period.

III. ADMINISTRATIVE AGENDA

A. A. Committee and Liaison Reports.

None.

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

Commissioner White reported on the Staff Hearing Officer meeting held September 12, 2007.

1. The 2020 Edgewater setback modification was approved.

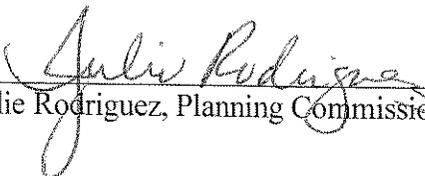
2. The 226 & 232 Eucalyptus Hill Drive lot adjustment was denied and will be appealed to the Planning Commission.

- C. Action on the review and consideration of the draft minutes of July 12, 2007. Continued to September 20, 2007.

IV. ADJOURNMENT

Chair Myers adjourned the meeting at 2:21 P.M.

Submitted by,



Julie Rodriguez, Planning Commission Secretary

