



City of Santa Barbara Planning Division

PLANNING COMMISSION MINUTES

September 20, 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 1:10 P.M.

ROLL CALL:

Present:

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

Absent:

Charmaine Jacobs

STAFF PRESENT:

Paul Casey, Community Development Director
Bettie Weiss, Staff Hearing Officer / City Planner
Jan Hubbell, Senior Planner
Jaime Limón, Senior Planner
N. Scott Vincent, Assistant City Attorney
Rob Dayton, Principal Transportation Planner
Karen Ramsdell, Airport Director
Debra Andaloro, Environmental Analyst
Michael Berman, Environmental Analyst
Laurie Owens, Project Planner
Kathleen Kennedy, Associate Planner
Peter Lawson, Associate Planner
Stacey Wilson, Associate Transportation Planner
Andrew Bermond, 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. Zoning Ordinance Amendments will be reviewed on October 2, 2007 at a Council Ordinance Committee Meeting in the David Gephardt Public Meeting Room from 12 P.M. – 2 P.M. Commissioners White and Jostes will represent the Planning Commission.
2. 1722 State Street rezone ordinance will be introduced at City Council on November 13, 2007.
3. 1400 Rogers Court appeal will be heard by the City Council in December.
4. 3427 Sea Ledge Lane will be appealed to the City Council in December.

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

Chair Myers opened the public hearing at 1:12 P.M and, with no one wishing to speak, closed the hearing.

II. CONTINUED ITEM:

ACTUAL TIME: 1:12 P.M.

To avoid any perceived conflict of interest, Commissioner White stepped down from hearing this item due to a longstanding business association with the owner.

APPLICATION OF JYL RATKEVICH ARCHITECT/AGENT FOR PROPERTY OWNER, 2519 ORELLA STREET, 025-021-007, R-3 ZONE, GENERAL PLAN DESIGNATION: RESIDENTIAL (12 UNITS/ACRE) (MST2007-00038)

The proposed project involves a proposal to convert six (6) existing one-bedroom units and one (1) studio unit to seven (7) condominium units. The proposal includes, new paving and landscaping, demolition of an existing garage and construction of a new storage building. Seven parking spaces currently exist on site and one additional parking space for guest parking is proposed for a total of eight parking spaces. A single car garage, partially located in the required side yard setback, will be demolished and a freestanding storage building, with individual secure space for each of the units, will be constructed on the western side of Unit 2519A. Exceptions to the physical standards for condominium conversions have been requested for all of the units to be less than the required unit size, the location of the storage space and for having less than the required number of parking spaces per unit.

The discretionary applications required for this project are:

1. A Tentative Subdivision Map for a one-lot subdivision to create seven (7) residential condominium units (SBMC 27.07 and 27.13); and
2. A Condominium Conversion Permit to convert seven (7) existing residential units to seven (7) condominium units, including an exception to reduce the required parking for each unit from 1.5 to 1.0 space per unit, the unit size requirements for Unit 2519 C and an exception of the storage space location requirement (SBMC 28.88).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Section 15301.

Case Planner: Peter Lawson, Associate Planner
Email: plawson@SantaBarbaraCA.gov

Peter Lawson, Associate Planner, gave the Staff presentation.

Staff answered Planning Commission's questions about whether the number of washers and dryers proposed meets ordinance requirements; and the options for how the potential rental unit could be managed.

Jyl Ratkevich, Architect, gave the applicant presentation.

Ms. Ratkevich and Mr. Holehouse, Owner, answered Planning Commission questions about the sales price range of the units; the desired solution for the studio unit; and handicap accessibility to the rental unit and parking.

Chair Myers opened the public hearing at 1:31 P.M., and with no one wishing to speak, closed the hearing. It was noted for the record that a letter was received from the Allied Neighborhood Association.

Commissioners' Comments:

1. The consensus of Commissioners was appreciative of the rework of the project, but concerned over the loss of rental units.
2. Prefers that the studio be a condominium, too. Supports 8 parking spaces with the inclusion of handicapped parking.
3. One Commissioner appreciated the handicap access included in the parking spaces and hoped that the laundry room was also accessible to the handicap unit. Supports the development of the seven condominiums, but not the inclusion of a rental unit. Initial concern with the size of the units and the loss of neighborhood history.
4. One Commissioner was supportive of the applicant's alternative presentation, but could not support the project due to the loss of rental housing.
5. Concerned with lack of handicapped access to Orella Street; it would limit accessibility.

6. Two Commissioners expressed interest in seeing the Architectural Board of Review (ABR) review the laundry building design.
7. One Commissioner was concerned with the size of the small unit, but could support it becoming a handicapped accessible unit. Another Commissioner suggested that the unit be conditioned as an accessible unit.

Staff addressed the restrictions and the preservation of the small court development.

Scott Vincent, Assistant City Attorney, stated that the Subdivision Map Act and the City's Condominium Conversion Act already gives the tenant first right of refusal. The applicant could be encouraged to give notification to the Independent Living Resource Center of the unit's availability.

MOTION: Thompson/Bartlett

Assigned Resolution No. 037-07

Approve the Tentative Subdivision Map and the Condominium Conversion Permit, making the findings in the Staff Report with amended conditions: 1) the parking shall have 8 spaces, including 1 handicap accessible space; and 2) Studio unit shall be identified as an adaptable unit.

This motion carried by the following vote:

Ayes: 3 Noes: 2 (Jostes, Myers) Abstain: 0 Absent: 2 (Jacobs, White)

Chair Myers announced the ten calendar day appeal period.

III. STAFF HEARING OFFICER SUSPENSION:

ACTUAL TIME: 1:52 P.M.

Commissioner White returned to the dais at 1:52 P.M.

**APPLICATION OF JEFF SHELTON FOR JULIE & STEVEN SHULEM,
819 GARDEN STREET, APN 031-012-011, C-2 COMMERCIAL ZONE, GENERAL
PLAN DESIGNATION: OFFICE & RESIDENTIAL (MST2005-00439)**

The 1,881 square foot project site is currently developed with a 702 square foot office building. The proposed project involves: demolition of the existing structure, and the construction of a mixed-use building consisting of a first floor 2-car garage with office, second floor office, third & fourth floor residence, and a roof-top deck. The project includes two deeded off-site parking spaces. The discretionary application required for the project is a Modification to not provide the 10% open space as required in SBMC §28.21.080F.

The Staff Hearing Officer approved this project on August 1, 2007, the approval decision was subsequently suspended at the request of the Planning Commission in accordance with SBMC §28.05.020A. The Planning Commission may affirm, reverse or modify the decision of the Staff Hearing Officer.

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Section 15301.

Case Planner: Jaime Limón, Senior Planner

Email: jlimon@SantaBarbaraCA.gov

Jaime Limón, Senior Planner, gave the Staff presentation. Bettie Weiss, Staff Hearing Officer, and Stacey Wilson, Associate Transportation Planner, were available to answer questions.

Staff answered Planning Commission questions explaining the architect's interpretation of open space; a request to review the zoning map in comparison to surrounding properties; review of the automobile and pedestrian interface going into the garage; and any consideration for possible impacts to the neighboring properties at the property line.

Jeff Shelton, Architect, gave the applicant presentation.

Mr. Shelton responded to Planning Commission questions about considerations made for plate heights.

Chair Myers opened the public hearing at 2:24 P.M.

Patricia Hiles thought the project is beautiful and would be supportive of the project if it was much smaller and did not compromise open space. Felt the building is too massive and changes the neighborhood; does not support off-site parking; small perimeter around building should not be considered open space.

With no one else wishing to speak, the public hearing was closed at 2:26 P.M.

Staff answered additional Planning Commission's questions about the parking requirement for residential use as related to bedroom count; clarification of the available offsite parking; and data on the setback for the neighboring property at 813 Garden Street.

Commissioners' Comments:

1. To avoid any appearance of a conflict of interest, One Commissioner asked how long the Architect has been involved with the project. The Architect replied that the project has been in his office for at least a year and that there is no conflict issue with the Commissioner's participation in this hearing.
2. Commissioners would like to see further reduction in plate heights. A 2,000 square foot, one-bedroom unit is excessive in size. Too much is being crammed onto the site.
3. Garden Street is seen as the Mason/Dixon line between the Central Business District (CBD) and the less dense areas to the east.

4. Concerned that the two off site parking stalls are outside of the CBD and are being traded to build commercial space inside the CBD resulting in 1000 square feet of commercial space instead of 500 square feet. Using the offsite parking agreement has inflated the building size and is contrary to the spirit of the agreement. Three Commissioners took issue with the offsite commercial parking and double counting of square footage.
5. The bulk is mitigated by architectural design. The size is still very tall and Commissioners want to avoid precedent for the corner lot increasing in size.
6. Concerns about open space are relieved; the bulk is mitigated by the excellent design. Concern over canyonization still remains. Suggested pulling back the third story. Appreciated moving mechanical elements from the roof to the garage.
7. Suggested creative garage mirror to allow for pedestrian safety at the exit.

Mr. Shelton asked for clarification of the off street parking location and if it is in a different zone. Expressed concern about the discussion over plate heights when the requested modification dealt with an open yard.

Commissioner White, as Liaison to the Staff Hearing Officer, responded to Mr. Shelton's concern explaining the SHO process and that pulling up of projects by the Planning Commission may have been triggered by a concern, but allows the Planning Commission to review the entire project.

MOTION: Bartlett/Jostes

Assigned Resolution No. 038-07

Affirmed the decision of the Staff Hearing Officer, making the finding that the modification is necessary to secure an appropriate improvement on the site, and meets the purpose and intent of the ordinance.

This motion carried by the following vote:

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

Chair Myers announced the ten calendar day appeal period.

Ms. Hubbell responded to the Commission's request for clarity on offsite parking by stating that offsite parking is allowed for commercial usage. When done, the location has to be checked to make sure that the location where the parking is being provided meets ordinance requirements.

Ms. Weiss agreed with Commissioner Bartlett and Ms. Hubbell and added that the parking standard will be spelled out as to its application. Ms. Weiss stated that parking off site is an allowed way to meet the standard in the Zoning Ordinance, but impact on the offsite parking location is also an important project element that should be included in Staff Reports. In this case, this project does meet the zoning ordinance, as does the offside location, and it is allowed.

Commissioner Jostes asked if prior motion could be reconsidered, given the comments expressed after the motion.

Mr. Vincent informed the Commission that a motion for reconsideration could be requested by a majority of the Commission and followed with discussion.

MOTION: Jostes/White
Reconsider the prior motion.

This motion carried by the following vote:

Ayes: 4 Noes: 2 (Myers, Bartlett) Abstain: 0 Absent: 1 (Jacobs)

Discussion:

1. One Commissioner asked for reconsideration of the plate heights and the bulk of the commercial area. Asked to look at the one bedroom unit that is over 2000 square feet.
2. A suggestion was made to send the project to the Historic Landmarks Commission (HLC) for review of plate heights.
3. The commercial component is inflated by the off-street parking requirement being one space /1000 square feet; perhaps some second floor office space could be diminished to relieve the upper level mass of the building. Suggested reducing the square footage of commercial to 1000 square feet.

Ms. Weiss commented that, if the square footage of the commercial space is reduced, it could mean the applicant could reduce offsite parking by one space.

MOTION: White/Bartlett

Assigned Resolution No. 038-07

Approved the project and open space modification, making the finding that the modification is necessary to secure an appropriate improvement, subject to HLC review for the purpose of reducing the size, bulk, and scale of the second, third, and fourth floors in order to reduce the visual impact of the face of the proposed building on Garden Street.

This motion carried by the following vote:

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

Chair Myers announced the ten calendar day appeal period.

Chair Myers called for a 15 minute recess at 3:13 P.M. and reconvened the meeting at 3:31 P.M.

Commissioners Bartlett and Larson returned at 3:32 P.M.

IV. ENVIRONMENTAL HEARING:

ACTUAL TIME: 3:32 P.M.

APPLICATION OF TRISH ALLEN, SEPPS, AGENT FOR VISITING NURSE AND HOSPICE CARE OF SANTA BARBARA, 930 MIRAMONTE DRIVE, APN 035-023-003 A-1, ONE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: 3 UNITS/ACRE (MST2004-00743)

The project consists of the development of a new 18-bed hospice facility for the Visiting Nurse and Hospice Care of Santa Barbara at the site of the former Community Environmental Council building. The existing 3,990 square foot two-story building would be retained, and the garden center and garage buildings (1,093 square feet total) would be demolished. A new 11,890 square foot hospice facility building would be developed along the north and east sides of the existing building that is to be retained. The new building would provide 18 beds/rooms for clients, along with other accessory facilities. The existing building would be used for offices and other staff-related purposes. A total of 26 parking spaces would be provided including four surface parking spaces and 22 parking spaces in an underground parking garage. The proposed project would widen the existing driveway to a uniform 20-foot width and a new fire truck turn-around area would be provided at the top of the driveway. To facilitate the widening of the driveway, retaining walls would be provided along the western and eastern sides of the driveway.

The purpose of the hearing is to receive comments on the Draft Mitigated Negative Declaration. Written comments should be sent at the earliest possible date, but must be submitted no later than **Monday, October 1, 2007 at 4:30 p.m.** Please send your written comments to: City of Santa Barbara, Planning Division, Attn: **Kathleen Kennedy, Associate Planner**, P.O. Box 1990, Santa Barbara, CA 93102-1990, or send them electronically to **kkennedy@SantaBarbaraCa.gov**

Case Planner: Kathleen Kennedy, Associate Planner and Debra Andaloro, Project Planner
Email: kkennedy@SantaBarbaraCA.gov and dandaloro@SantaBarbaraCA.gov

Kathleen Kennedy, Associate Planner, gave the Staff presentation joined by Debra Andaloro, Project Planner.

Trish Allen, Suzanne Elledge Planning and Permitting Services, gave the applicant presentation joined by Eileen Bunning, President and CEO of Visiting Nurse and Hospice Care of Santa Barbara.

Ms. Allen answered a Planning Commissioner's question about the evolving development of a shelter-in-place fire safety design.

Chair Myers opened the public hearing at 3:47 P.M. and the following people made public comments:

Kathie Organ, neighbor, spoke in support of the project. Her concerns about noise and environmental changes have been mitigated by the applicant and she looks forward to the project.

Jacquelin Daugherty, neighbor, was opposed to this commercial building being put in a residential area. Questioned the number of vehicles at the prior use. Concerns included the impact on safety with increased traffic; the retaining wall design in a fire situation; drainage; erosion during heavy rains; and the fire turnaround. Suggested the area be developed as a park.

With no one else wishing to speak, the public hearing was closed at 3:53 P.M.

Commissioner's Comments:

1. The Commission, in general, stated the Initial Study was well done and thoroughly covered the issues.
2. One Commissioner would like to see General Plan Consistency and Land Use Compatibility addressed in future Mitigated Negative Declarations (MND).
3. Some Commissioners would like to see a shelter-in-place plan be a part of the final MND. Concern was expressed about how such a plan could affect the project design.
4. Grading and draining issues remain a concern. Concerned that drain pipes could concentrate flow, potentially causing damage to the Oak trees. Maybe more oaks are needed to mitigate potential impacts.
5. Some Commissioners expressed concern about the aesthetics of the retaining walls. Suggestions included aesthetic enhancements, breaking them up into lower heights and/or shorter distances, and/or providing more vegetation to hide them.
6. Restoration of the Oak woodland is an offset to the intensification of the site.
7. Would like to see traffic reviewed more carefully, including a focus on the Carrillo Street and Miramonte Drive intersection.
8. One Commissioner would like to see a better study of the relationship of the parking easement to the driveway and better delineation of construction worker parking.

Ms. Hubbell asked for clarification regarding the concern about the shelter-in-place plan. Commissioner Thompson spoke about designs that have included metal shutters, for example, that may change the architectural details.

V. NEW ITEM:

ACTUAL TIME: 4:06 P.M.

APPLICATION OF OWEN THOMAS, AGENT FOR THE CITY OF SANTA BARBARA, 500 JAMES FOWLER ROAD, 073-450-003 (APN), A-F/S-D-3, AIRPORT FACILITIES/COASTAL OVERLAY ZONES, GENERAL PLAN DESIGNATION: MAJOR PUBLIC AND INSTITUTIONAL (MST2007-00002)

The project involves construction of a new two-story Airline Terminal facility measuring approximately 65,740 square feet (SF). The new facility would be located south of the existing 20,000 SF main Terminal building, which would remain in operation during construction. The original 5,000 SF 1942 Terminal building would be rehabilitated, with additions constructed in 1967 and 1976 to be removed. The 1942 building would be relocated and incorporated as part of the new facility. The existing rental car/security operations building, airline trailers, baggage claim pavilions, switchgear building and short-term parking kiosk totaling 22,937 SF, which are currently part of the existing Terminal complex, would also be removed and the uses would be incorporated into the new terminal. The existing short-term parking lot would be reconfigured and the loop road would be revised to incorporate an alternative transportation lane for buses, taxis, and shuttles. A new 305 SF parking control building would be constructed for the short-term parking lot. The discretionary applications required for this project are:

1. A Development Plan to allow the construction of 43,108 net square feet of additional nonresidential development in the Terminal Complex allocated from the Community Priority General Plan Category (SBMC § 28.87.300); and
2. A Coastal Development Permit to allow new Airline Terminal structures and facilities in the Appealable Jurisdiction of the Coastal Zone (SBMC § 28.45.009).

The Environmental Analyst has prepared an addendum to the Aviation Facilities Plan Environmental Impact Report because new information, and changes in circumstances, project description, impacts and mitigations are not substantial and do not involve new significant impacts or a substantial increase in the severity of previously identified impacts.

Case Planner: Laurie Owens, Project Planner
Email: lowens@SantaBarbaraCA.gov

Laurie Owens, Project Planner, gave the Staff presentation joined by Andrew Bermond, Assistant Planner.

Karen Ramsdell, Airport Director, gave the applicant presentation joined by Joe Grogan, HNTP, and Fred Sweeney, Phillips- Metsch- Sweeney and Moore (PMSM), and thanked all the review boards that have contributed to this project.

Chair Myers opened the public hearing at 4:48 P.M. and, with no one wishing to speak, closed the hearing.

Staff answered Planning Commission questions about potential use of recycled water for the fire sprinkler system, regional traffic improvements, unmitigated traffic in Goleta and Santa Barbara, and a recycling target for use of demolition materials. Additional questions answered were about the two long term parking lots, photovoltaics in the parking lot, employee bicycle lockers, and changes in light fixtures in front of the terminal.

Ms. Ramsdell answered Planning Commission questions about consideration of lease requirements for airline's use of alternative energy options,

Joe Grogan, HNTB, explained the safety aspects in the area where passenger drop off and commercial vehicles merge to exit. He also responded to questions about the elevation changes in grading on the site plan.

Commissioner's comments:

1. Commissioners expressed confidence in the project being right for Santa Barbara. No other project has been studied as much as this one. Commissioners were supportive of the project and recognized Staff its good work, especially working with neighboring City of Goleta.
2. The Commission felt mitigation measures are better than those initially made in the Environmental Impact Report (EIR).
3. One Commissioner was disappointed that the Commission was not reviewing the Transportation Demand Management Program. Would like to see a plan addressing peak parking.
4. Would like to see light fixtures from Sandspit Road to Highway 101 become consistent as the area becomes developed.
5. Suggested the center island be studied in the area where passenger drop off and commercial traffic merge.
6. Suggested finding creative ways to find donors for landscaping or art elements to offset Airport budget constraints.

MOTION: Thompson/Larson

Assigned Resolution No. 039-07

Approved the project making the findings in the Staff Report for a Development Plan and Coastal Development Permit with the added conditions that: 1) a roundabout be considered in the future in areas when areas to the south of the project site are considered for Terminal Expansion or Terminal parking; and 2) the Transportation Demand Management Program return for discussion.

Ms. Owens suggested the Commission add a condition, suggested by Rob Dayton, Principal Transportation Planner, for a roundabout when areas to the south of the project site are considered for Terminal Expansion or Terminal parking.

This motion carried by the following vote:

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

Chair Myers announced the ten calendar day appeal period.

VI. ADMINISTRATIVE AGENDA

A. Committee and Liaison Reports.

Commissioner Myers reported on attending the Lower Mission Creek Flood Control Design Subcommittee and the design progress.

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

None were requested.

C. Review and consideration of the draft minutes of July 12, 2007. Rescheduled from September 13, 2007.

MOTION: Larson/Thompson Approve the minutes of July 12, 2007 with edits.

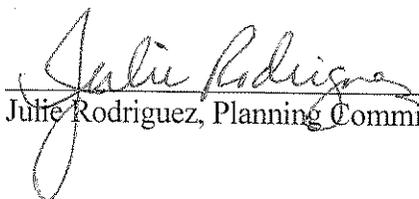
This motion carried by the following vote:

Ayes: 6 Noes: 0 Abstain: As noted. Absent: 1 (Jacobs)

VII. ADJOURNMENT

Chair Myers adjourned the meeting at 5:25 P.M.

Submitted by,



Julie Rodriguez, Planning Commission Secretary