



City of Santa Barbara Planning Division

PLANNING COMMISSION MINUTES

November 15, 2007

CALL TO ORDER:

Chair Charmaine Jacobs called the meeting to order at 1:05 P.M.

ROLL CALL:

Present:

Chair Charmaine Jacobs

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

Absent:

George C. Myers

STAFF PRESENT:

Jan Hubbell, Senior Planner

N. Scott Vincent, Assistant City Attorney

Joe Poire, Fire Battalion Chief

Jim Austin, Fire Inspector

Roxanne Milazzo, Associate Planner

Kathleen Kennedy, Associate Planner

Stacey Wilson, Associate Transportation Planner

Julie Rodriguez, Planning Commission Secretary

Gary Mosel, Architectural Board of Review Member

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. The 1722 State Street Rezone that was scheduled to be heard at City Council on November 13, 2007 was rescheduled for lack of quorum and will now be reheard on December 11, 2007. Commissioner Bartlett will represent the Planning Commission.
2. The 1400 Rogers Court appeal will be heard at City Council on December 4, 2007. Commissioner Jostes will represent the Planning Commission.
3. The 3427 Sea Ledge Lane appeal will be heard at City council on December 18, 2007. Commissioner Thompson will represent the Planning Commission.

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

Chair Jacobs opened the public hearing at 1:07 P.M. and, with no one wishing to speak, closed the public hearing.

II. STAFF HEARING OFFICER SUSPENSION:

ACTUAL TIME: 1:08 P.M.

APPLICATION OF AM DESIGN & DRAFTING FOR FRANCISCO ESPINOSA,
814 ORANGE AVENUE, APN 037-024-007, R-3 MULTI-FAMILY RESIDENCE
ZONE, GENERAL PLAN DESIGNATION: 12 UNITS PER ACRE
(MST2006-00437)

The 5,625 square foot project site has frontage onto Orange and Wentworth Avenues. Current development on site consists of a single-family residence and two-car garage. The proposed project involves demolition of all existing development on site and the construction of a two-story duplex with a two-car garage and two uncovered spaces.

The discretionary application required for this project is a Modification to allow the uncovered parking spaces to be located within the required interior yard setbacks.

The Staff Hearing Officer approved this project on September 26, 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 15303.

Case Planner: Roxanne Milazzo, Associate Planner
Email: rmilazzo@SantaBarbaraCA.gov

Roxanne Milazzo, Associate Planner, gave the Staff presentation.

Carlos Amaro declined to give an applicant presentation, but remained available for any of the Commission's questions.

Gary Mosel, Architectural Board of Review (ABR), gave a summary of ABR's comments that included requesting the applicant to reduce the massing. Front porch and streetscape issues were resolved.

Ms. Milazzo answered a Planning Commissioner's question about the standard parcel width for the area as being 45'.

Chair Jacobs opened the public hearing at 1:16 P.M., and with no one wishing to speak, the public hearing was closed.

Staff summarized the considerations being asked of the Planning Commission today and answered questions.

Commissioners' comments:

1. One Commissioner reviewed the reasoning for a modification request and asked Staff if the modification was absolutely necessary to the project.
2. One Commissioner felt that the project represents an improvement to the area, but also notes that it is built from setback to setback.
3. Two Commissioners recognized that the applicant could have increased the project density, but chose not to do so.
4. Some Commissioners could support the modification and affirm the Staff Hearing Officer's decision.
5. Two Commissioners asked if the project could be returned to the ABR for additional review on the street frontage and keeping the charm and character of the neighborhood.

MOTION: White/Bartlett

Assigned Resolution No. 045-07

Affirm the Staff Hearing Officer's decision to approve the modification with additional conditions to be reviewed by the Architectural Board of Review: 1) Restudy the Orange Avenue frontage to maintain and enhance the charm and character of the neighborhood; 2) Work with ABR to resolve privacy concerns related to the second story decks; and 3) Review the street trees and require an additional street tree, if needed.

This motion carried by the following vote:

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

Chair Jacobs announced the ten calendar day appeal period.

III. NEW ITEM:

ACTUAL TIME: 1:31 P.M.

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

The project consists of the development of a new 18-bed hospice facility for Visiting Nurse and Hospice Care of Santa Barbara at the site of the former Community Environmental Council facility. 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 27 parking spaces would be provided including four surface parking spaces and 23 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. To facilitate the widening of the driveway, retaining walls would be provided along the western and eastern sides of the driveway.

The discretionary application required for this project is a Conditional Use Permit to allow a State-licensed residential care facility for the elderly, community care facilities and hospices serving more than 12 individuals in the A-1 zone (SBMC Section 28.94.030.Q).

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: Kathleen Kennedy, Associate Planner
Email: kkennedy@SantaBarbaraCA.gov

Kathleen Kennedy, Associate Planner, gave the Staff presentation.

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, and Kristen Story, Project Architect.

Ms. Allen and the applicant team answered Planning Commissions' questions about how much grading was anticipated as a part of the project; the number of anticipated linear feet of retaining walls; and the fuel management plan.

Martha Degasis, Arcadia Studio Landscape Architects, and Ms. Story answered Planning Commission's questions about the oak tree preservation as related to underground utilities; heights of retaining walls and public protection from falls; drainage; and driveway grading.

Len Erie, Project Civil Engineer, answered additional Planning Commission's questions about the grading.

Joe Poire, Fire Battalion Chief, addressed the Commission with comments on the approval of the proposed design; the ability to get an engine to the property in the event of a fire moving up the hill; and the availability of a fire hydrant.

Chair Jacobs opened the public hearing at 2:12 P.M.

The following people spoke in support of the project:

1. Ed Brady, Visiting Nurses and Hospice Care
2. Rusty and Linda Fairly
3. Joe Jowell, Volunteer, Visiting Nurses and Hospice Care
4. Sey Kinsell, MD, Visiting Nurses and Hospice Care
5. Charles Browning, Board Member, Visiting Nurse and Hospice Care
6. Jon Clark, Community Environmental Council
7. Kathie Organ, Neighbor
8. Mary Jane McCracken, Neighbor
9. Gordon Auchenclaus, Neighbor
10. Peter Buehler, Board Member, Visiting Nurse and Hospice Care/Clergyman
11. Eve Sommer-Belin, Neighbor
12. Linda Seals, Neighbor
13. Lad Handelman, Neighbor
14. Jane Haberman, Board Member, Visiting Nurse and Hospice Care

With no one else wishing to speak, the public hearing was closed at 2:36 P.M.

Commissioner's comments:

1. All Commissioners expressed support for the project. One Commissioner suggested that the 24-hour hot line be staffed by a live person to mitigate concerns that most likely will occur regarding truck traffic during construction.
2. Many Commissioners stated that more oaks should be planted throughout the site and that the entire site be included in the Fuel Modification Plan.
3. One Commissioner expressed concern about the shelter-in-place plan, but was confident that it would be worked out with the Fire Department.
4. Three Commissioners were concerned with length of the retaining walls and suggested the applicant work with the ABR on the driveway entrance and in minimizing the impact of the retaining walls.

MOTION: Jostes/Larson

Assigned Resolution No. 046-07

Approve the project making the findings in the Staff Report for the Conditional Use Permit and approve the Final Mitigated Negative declaration with the added conditions: 1) Review

the Fuel Modification Plan to thin vegetation on the entire site; 2) Work with the Architectural Board of Review to place additional oaks throughout the site; 3) Staff the construction hot line with a live person to answer calls; and 4) Reduce the length, height and visibility of retaining walls to the extent feasible.

Jim Austin, Fire Inspector III, spoke to the Commission regarding the shelter in place fire management plan and the research that had been done. He will continue to work with the applicant to address remaining concerns.

This motion carried by the following vote:

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

Chair Jacobs announced the ten calendar day appeal period.

IV. ADMINISTRATIVE AGENDA

A. Committee and Liaison Reports.

1. Commissioners Thompson and Bartlett reported on Airport Terminal Design Committee. A new structural bay will need to be added for inclusion of the new Jet airline service.
2. Commissioner Thompson reported on Transportation and Circulation Committee's discussion about a Parking Master Plan.
3. Commissioner Larson reported on Historic Landmarks Commission's meeting and projects heard: 517 Chapala Street was viewed; 631 Garden Street will be completed; 35 State Street was continued.
4. Commissioner White reported on the Water Commission meeting and the study of the harbor area and the high level of fecal coliform in the harbor.
5. Commissioner Jostes reported on attending the General Plan Outreach Committee and the distribution of the Community Input Summary Report. June 2009 is the scheduled date of completion.

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

No review was given.

C. Action on the review and consideration of the draft minutes and resolutions listed in V.C. of this Agenda.

1. Draft minutes of October 11, 2007
2. Resolution 040-07
1727 Santa Barbara Street

MOTION: White/Larson

Approve the minutes and resolutions as corrected.

This motion carried by the following vote:

Ayes: 5 Noes: 0 Abstain: 1 (Thompson). Absent: 1 (Myers)

VII. ADJOURNMENT

Chair Jacobs adjourned the meeting at 3:13 P.M.

Submitted by,



Julie Rodriguez, Planning Commission Secretary

