



City of Santa Barbara Planning Division

PLANNING COMMISSION MINUTES

December 13, 2008

CALL TO ORDER:

Chair Charmaine Jacobs called the meeting to order at 1:10 P.M.

ROLL CALL:

Present:

Chair Charmaine Jacobs

Vice-Chair George C. Myers

Commissioners Bruce Bartlett, George C. Myers, Addison S. Thompson and Harwood A. White, Jr.

Commissioner Stella Larson arrived at 1:14 P.M.

Absent:

Commissioner John Jostes

STAFF PRESENT:

Jan Hubbell, Senior Planner

Jaime Limón, Senior Planner

Heather Baker, Project Planner

N. Scott Vincent, Assistant City Attorney

Julie Rodriguez, Planning Commission Secretary via video

I. PRELIMINARY MATTERS:

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

Senior Planner Jan Hubbell announced the following changes to the agenda:

1. Item III, concept review of the Plaza de la Guerra infrastructure project, has been continued to January 24, 2008 at the request of Staff.
2. Commissioner Jostes has requested that the Draft Minutes and Resolutions of November 1, 2007 and November 8, 2007 be reviewed at the next hearing.

MOTION: Myers/White

Continue the review of the Draft Minutes and Resolutions of November 1, 2007 and November 8, 2007 to December 20, 2007.

This motion carried by the following vote:

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

B. Announcements and appeals.

Ms. Hubbell made the following announcements:

1. The 1722 State Street rezoning was heard before City Council and approved unanimously.
2. The 3427 Sea Ledge Lane appeal will be heard before City Council next week.
3. The 517 Chapala Street appeal by the Historic Landmarks Commission is scheduled before the City Council on March 4, 2008.
4. The 518 State Street appeal is scheduled to be heard by City Council sometime in February 2008.

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

Chair Jacobs opened the public hearing at 1:13 P.M.

Former Planning Commissioner Bill Mahan addressed the Commission with an update on tall buildings in Santa Barbara's El Pueblo Viejo District and submitted a handout.

With no one else wishing to speak, the hearing was closed at 1:15 P.M.

II. **CONCEPT REVIEW:**

NOTE: The following Item has been continued to January 24, 2008.

APPLICATION OF MARCK AGUILAR, AGENT FOR THE REDEVELOPMENT AGENCY OF THE CITY OF SANTA BARBARA, PLAZA DE LA GUERRA INFRASTRUCTURE, APN 037-092-037, C-2/P-R, COMMERCIAL /PARK AND RECREATION ZONE, GENERAL PLAN DESIGNATION: GENERAL COMMERCE/MAJOR PUBLIC AND INSTITUTIONAL (MST2007-00496)

The project proposes infrastructure improvements for Plaza de la Guerra and Storke Placita, including changes to the sidewalk and roadway surfaces and grade, electrical service upgrade, siting of a trash/recycling enclosure, and lighting and landscaping improvements. More specifically, the concept project scope includes:

- Removal of parking in the Plaza “U”-shaped road (approximately 35 spaces) with accommodation for morning deliveries;
- Widened sidewalks;
- Addition of a new trash/recycling container enclosure at the south corner of the City Hall lot to serve businesses adjacent to Plaza;
- Raised roadway surface on E. De la Guerra Street between State and Anacapa Streets and in the Plaza’s “U”-shaped road to be flush with the level of the lawn;
- Diagonal parking on De la Guerra Street between State and Santa Barbara Streets (2 blocks), to recapture some spaces removed from the Plaza road;
- One-way traffic on De la Guerra Street between State and Anacapa Streets (1 block);
- Potential use of several parking spaces in the City Hall lot for 15-minute public parking (south corner of lot) to recapture short-term parking spaces;
- Potential outdoor dining in the “sidewalk/road” area behind the dining establishments backing up to the Plaza (Kai, El Cazador, Ruby’s) and in Storke Placita adjacent to Blenders in the Grass;
- New stairway from Storke Placita down toward the 5-foot wide alley next to Blenders in the Grass;
- Relocation of the main electrical service box;
- Bollards along sidewalks to separate pedestrians from vehicles;
- Inclusion of a fountain or water element; and
- A hardscape path across the lawn.

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.**

Case Planner: Marck Aguilar
Email: maguilar@santabarbaraca.gov

III. DISCUSSION ITEM:

ACTUAL TIME: 1:16 P.M.

PROPOSED NEIGHBORHOOD PRESERVATION ORDINANCE AMENDMENTS

The City Council adopted an updated Neighborhood Preservation Ordinance in May, 2007. In implementing the new Ordinance, Staff has found a need for clarification of the language of the updated Ordinance regarding referral of single family projects to the Planning Commission for review in cases where proposed floor area exceeds the maximum floor area set forth by the Ordinance. The intent is that the clarification will make it easier to implement the Ordinance for both staff and the public. There are also other ordinance

amendments proposed for Zoning Ordinance Chapters 22.68 and 22.69, to be reviewed by the Ordinance Committee on December 11th. The proposed amendments will not affect the planned review of the overall effectiveness of the Neighborhood Preservation Ordinance scheduled for 2009.

The discretionary action required for this project is:

1. Recommendation to City Council.

The City of Santa Barbara Staff and the Environmental Analyst have determined that the updates of codes and/or guidelines would not result in significant impacts to the environment, and would be Categorically Exempt from further environmental review procedures under CEQA Guidelines section 15308, Actions by Regulatory Agencies for Protection of the Environment.

Case Planner: Jaime Limón, Senior Planner, and Heather Baker, Project Planner
Email: jlimon@SantaBarbaraCA.gov, hbaker@SantaBarbaraCA.gov

Heather Baker, Project Planner, and Jaime Limon, Senior Planner, gave the Staff presentation.

Bill Mahan, Chair, Single Family Design Board (SFDB), felt that the SFDB is a real success. He asked the Planning Commission to appoint one or two Commissioners to meet with one or two of the SFDB members for better understanding of what the Planning Commission would like to receive from the SFDB in the area of subdivisions.

Some Commissioners suggested that a task force of Planning Commissioners and SFDB members be put together in the first part of 2008 to review subdivisions. Ms. Hubbell suggested that the task force also include Staff from Development and Design Review.

Mr. Mahan answered Planning Commission's questions about the need for Staff Reports and site visits. Mr. Limon responded that Staff could improve requirements for site visits and early plan submittal, as well as targeted comments to the Planning Commission.

One Commissioner suggested thought be given to the purview of the SFDB; suggested that the SFDB purview be limited to individual single family residences, leaving the design of subdivisions to the Architectural Board of Review (ABR).

Mr. Mahan stated that the ABR was reviewing more commercial projects, whereas the SFDB was focused on reviewing neighborhoods. He felt that the SFDB was capable, with training, of reviewing neighborhood subdivisions. An applicant should not be required to go before both design review boards.

One Commissioner suggested that a questionnaire on single family residence subdivisions be circulated to all Planning Commissioners before the task force met. N. Scott Vincent, Assistant City Attorney, commented that any document circulated to the Commission for comments would constitute a Brown Act meeting. He suggested a meeting date be

established first, then a public document could be circulated beforehand to allow for time to consider the issues. Mr. Vincent reminded the Commission that the purpose of today's hearing was to discuss Title 28 changes.

At the Planning Commission's request, staff clarified differences between the required maximum Floor Area Ratios, as presented, and guidelines.

MOTION: Bartlett/Myers

Assigned Resolution No. 047-07

Recommend that City Council approve Title 28 Amendments as presented and add to Exhibit B illustrations including basement and cellar examples.

This motion carried by the following vote:

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

Commissioner Bartlett offered to review the Neighborhood Preservation Ordinance in preparation for the 2009 review to make sure the General Plan, Neighborhood Preservation Ordinance and new Building Codes are consistent.

Staff will return in 60 days with SFDB subdivision review questions for the Commission. Commissioners Bartlett, Larson, and White will serve on the taskforce.

IV. ADMINISTRATIVE AGENDA

A. Committee and Liaison Reports.

1. Commissioner Larson reported on attending the Historic Landmarks Commission and recommended that the Planning Commission watch the Radio Square discussion.
2. Commissioner Thompson stated that the Airport Terminal status report was given to City Council on Tuesday and received very favorable comments.

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

Commissioner White reported on recent Staff Hearing Officer decisions.

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

- a. Draft Minutes of November 1, 2007
- b. Draft Minutes of November 8, 2007
- c. Resolution 043-07
1811 El Encanto Road
- d. Resolution 044-07
1829 State Street and 11 W. Pedregosa Street

MOTION: Myers/White

Continue review of the draft minutes and resolutions until December 20, 2007.

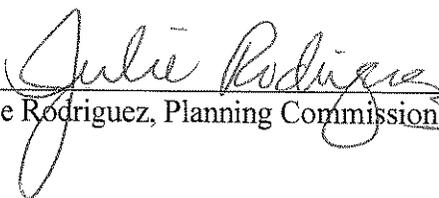
This motion carried by the following vote:

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

VII. ADJOURNMENT

Chair Jacobs adjourned the meeting at 2:30 P.M.

Submitted by,



Julie Rodriguez, Planning Commission Secretary