



# City of Santa Barbara

## Planning Division

### PLANNING COMMISSION MINUTES

December 20, 2007

#### **CALL TO ORDER:**

Chair Charmaine Jacobs called the meeting to order at 1:14 P.M.

#### **ROLL CALL:**

##### **Present:**

Chair Charmaine Jacobs

Vice-Chair George C. Myers

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

#### **STAFF PRESENT:**

Jan Hubbell, Senior Planner

N. Scott Vincent, Assistant City Attorney

Michael Berman, Environmental Analyst

Kathleen Kennedy, Associate Planner

Stacey Wilson, Associate Transportation Planner

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 the following changes to the agenda:

1. Draft Minutes and Resolutions of November 1, 2007 and November 8, 2007 were continued from the last hearing to this date but not posted on the Agenda.
2. Item III.B, 319 N. Milpas Street, has been continued to January 17, 2008.

- B. Announcements and appeals.

Ms. Hubbell made the following announcements:

1. On Tuesday, December 18, 2007, the City Council heard the appeal for 3427 Sea Ledge Lane and upheld the Planning Commission's decision from December 6, 2007.
2. The 3230 State Street Staff Hearing Officer appeal will be heard at Planning Commission on January 10, 2007.
3. The 1596 Oramas Road Staff Hearing Officer appeal will be heard at Planning Commission on January 17, 2007.
4. There will be a Staff Hearing Officer Appeal for 222 West Alamar. The date is pending.

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

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

II. **NEW ITEMS:**

**ACTUAL TIME: 1:16 P.M.**

A. **APPLICATION OF THERESA LAWLER, AGENT FOR CITY OF SANTA BARBARA, WATERFRONT DEPARTMENT, 132 AND 134 HARBOR WAY, 033-120-018 AND 045-250-011, HC/S-D-3, HARBOR COMMERCIAL/COASTAL OVERLAY ZONE, GENERAL PLAN DESIGNATION: HARBOR (MST2007-00356/CDP2007-00011)**

The proposed project involves replacement of Marina 1 including fingers A through P with similar facilities to the ones that currently exist with two exceptions one of which may not be constructed. Finger P would be extended by approximately 40 feet to the south to add four new slips. The northern end of Finger F may be extended to add 8 35 foot slips if the dry dock closes. New land side and submarine electrical service would be constructed that includes a new 66 square foot structure to house the equipment.

The discretionary applications required for this project are:

1. Development Plan approval for 66 square feet of additional non-residential floor area (SBMC §28.87.300); and
2. Recommendation to the Coastal Commission to approve a Coastal Development Permit to allow the proposed development in the California Coastal Commission Permit Jurisdiction (SBMC §28.44.050).

An Addendum to the Marinas 1 and 4 Expansion Project Mitigated Negative Declaration (ENV96-0209) has been prepared for the project.

Case Planner: Michael Berman, Environmental Analyst  
Email: [mberman@SantaBarbaraCA.gov](mailto:mberman@SantaBarbaraCA.gov)

Michael Berman, Environmental Analyst gave the Staff presentation and introduced Karl Treiberg, Waterfront Facilities Manager.

Mr. Treiberg answered the Planning Commission's questions about the concrete docking area on Marina One, dock maintenance, status of the dry dock, the material choices for the gangway replacement; use of the accessible walkway during and after construction; and harbor patrol parking near the accessible walkway. Also answered were questions about ADA requirements for harbor parking adjacent to the accessible walkway; fabrication and delivery of the dock structures and recycling of the demolished materials.

Ms. Hubbell answered the Commission's questions about Measure E allotment and the recommendation for the Coastal Development Permit.

Chair Jacobs opened the public hearing at 1:36 P.M.

Helene Webb addressed the Commission with a concern about the P dock and any extension of that area. With recent low tides, any extension could affect navigation and the open area for kids sailing.

With no one else wishing to speak, the public hearing was closed at 1:38 P.M.

Mr. Treiberg addressed the concerns about the P dock and the expansion plans that have been reviewed by the Department of Boating and Waterways. There is also an aggressive dredging and safety plan that goes beyond what the Corp of Engineers maintain.

**MOTION: White/Thompson**

**Assigned Resolution No. 048-07**

Approve the Development Plan and recommend approval of the Coastal Development Permit to the Coastal Commission for the replacement of Marina One, making the findings in the Staff Report and subject to the conditions of approval in Exhibit A, with the added condition that the Architectural Board of Review assure the appropriate accessibility to the land side portion of the project.

This motion carried by the following vote:

Ayes: 7 Noes: 0 Abstain: 0 Absent: 0

Chair Jacobs announced the ten calendar day appeal period.

**B. THIS ITEM, PREVIOUSLY NOTICED FOR THIS MEETING, HAS BEEN CONTINUED TO THE JANUARY 17, 2008 MEETING**

**APPLICATION OF BRIAN NELSON, ARCHITECT/AGENT FOR MILPAS STREET PARTNERS, N. 319 MILPAS STREET, 031-363-035, C-2/M-1, COMMERCIAL, LIGHT MANUFACTURING, ZONES, GENERAL PLAN DESIGNATION: INDUSTRIAL (MST2006-00076)**

The proposed project is for a single lot subdivision to convert an existing 5,323 square foot, two story mixed use building into three condominiums. The ground floor commercial portion of the building, which is currently occupied by a medical office, would be one unit. On the second floor are two residential units and each would become a condominium unit. No construction is proposed with this project.

The project site is partially zoned Commercial (C-2) and Light Manufacturing (M-1). As part of the project, a rezone is proposed. The new zoning designation would be commercial (C-2), consistent with a residential and medical office usage.

Parking for the project would be provided by an existing 14 space parking lot, which is located partially on the subject lot and on the adjacent lot to the south. A warehouse located on the adjacent lot (317 N Milpas) shares the use of the parking lot. Four of the parking spaces on the subject lot would be dedicated to the residential units. Access to the site is provided by a 12-foot-wide driveway, located adjacent to the northern property line.

The discretionary applications required for this project are:

1. A Tentative Subdivision Map for a one-lot subdivision to create two (2) residential condominium units and (1) commercial condominium (SBMC 27.07 and 27.13);
2. A Condominium Conversion Permit to convert two (2) existing residential units to two (2) condominium units (SBMC 28.88); and
3. Recommendation to the City Council to rezone the M-1 portion of the property to C-2 (SBMC 28.92).

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

**III. CONTINUED ITEMS:**

**ACTUAL TIME: 1:44 P.M.**

**The following item was continued for redesign from October 18, 2007.**

**APPLICATION OF CEARNAL ANDRULAITIS LLP, ARCHITECT FOR HAYWARDS FAMILY PARTNERSHIP, 1015, 1021 & 1025 SANTA BARBARA STREET, APN 029-211-006, -007, -008, & -009, C-2, COMMERCIAL ZONE, GENERAL PLAN DESIGNATION: OFFICES, MAJOR PUBLIC AND INSTITUTIONAL (MST2006-00224)**

This item was continued from the October 18, 2007 Planning Commission hearing. The project has been revised to address the comments from the hearing. The revisions include a reduction in the size of the garage, an overall reduction in the residential square footage including the fourth floor, the elimination of one parking space, improved pedestrian circulation and additional architectural articulation on the north and west elevations.

The proposed project involves the construction of a new three and four-story mixed-use development consisting of 15 residential condominium units (three one-bedroom, eight two-bedroom and four three-bedroom units) and two commercial condominium units (one 10,967 square foot unit and one 3,136 square foot unit for a total of 14,103 square feet). Two of the residential units would be subject to the Inclusionary Housing Ordinance (restricted for owner-occupied middle-income or upper-middle income households) and two of the residential units would be live/work units. Parking would be located within an underground parking structure with 54 parking spaces. The four existing parcels totaling 31,310 square feet would be merged and the existing 15,371 square feet of existing commercial space and 45 existing parking spaces would be demolished.

The discretionary applications required for this project are:

1. Modification of the lot area requirement to allow two bonus density inclusionary units on a lot in the C-2 Zone (SBMC§28.21.080); and
2. Tentative Subdivision Map for a one-lot subdivision to create two commercial condominium units and 15 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 Act Guidelines Section 15332 (In-fill Development Project).

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

Kathleen Kennedy, Associate Planner, gave the Staff presentation.

Brian Cernal, Architect, gave the applicant presentation.

Mr. Cernal answered the Planning Commission's questions about consideration for plate height reductions and the comparison to the Santa Barbara Bank & Trust Building on Anacapa Street; moving the mass away from the west property line to increase landscaping along the Westside which allows for a bioswale; and stated that the arcade needs to be on the property line along the Santa Barbara Street side. He also answered questions about the positioning of the two Canary Island Palm trees located on the County-owned property to

the west; clarification of the view corridor on the East elevation that will be blocked somewhat by the proposed olive tree; the 4th floor plate height at 9' for the flat roof portion; and comments made by the Historic Landmarks Commission did not discuss Anacapa Street with regard to sidewalks or landscaping but that the King Palm is the street tree in this area.

Staff answered Planning Commission's questions about the residential Floor Area Ratio (FAR) changes in the redesign; and clarification of the commercial square footage.

Chair Jacobs opened the public hearing at 2:28 P.M. and, with no one wishing to speak, closed the public hearing. Upon seeing a member of the public entering Council Chambers, the hearing was re-opened at 2:29 P.M.

Kellum DeForest spoke to the Commission about limiting heights in the El Pueblo Viejo District, respecting the County Courthouse, and requested the elimination of the 4th story on the project.

With no one else wishing to speak, the hearing was closed at 2:32 P.M.

Commissioner's comments:

1. The Planning Commission acknowledged the positive work done on the redesign, which included an increase in the size of the affordable units; increased landscaping; the energy sustainability elements; flat roofs; underground parking; live/work units; pedestrian linkages and courtyard.
2. Many Commissioners were still concerned with plate heights and the fourth floor element and could still not support the project. One Commissioner would consider 4 stories to be feasible if the plate heights were lower. There were concerns expressed about project consistency with the Urban Design Guidelines.
3. One Commissioner saw a need for smaller units to be less than 2,000 sq. ft.

Mr. Cearnal addressed the Commission's concerns, stating that two of the units are intended for the local community and there are also two affordable units. He also addressed the current community view on establishing a 40 foot height limit and asked for a break to confer with the applicant on height options.

Chair Jacobs recessed the hearing at 3:08 P.M. and reconvened the hearing at 3:18 P.M.

Mr. Cearnal was willing to reduce the commercial height of the building by 2' which reduces the 4<sup>th</sup> story by 2', keep the size of units 8 and 14 the way they were initially presented, and with the exception of the 4<sup>th</sup> floor element, the entire project would be at or below 40 feet in height.

**MOTION: Bartlett/Thompson**

**Assigned Resolution No. 049-07**

Approve the Lot Area Modification and Tentative Subdivision making the findings in the Staff Report with the following added conditions: 1) reduce the floor-to-floor height in the northern commercial portion of the building by 2' and reduce the floor to floor heights of the residential component by 1' in units 14 and 15 at the third floor for a net reduction of 3' in the 4<sup>th</sup> story element; 2) reduce the square footages of units 8 and 14 to the size of the prior proposal 2,302 net square feet and 1,894 net square feet, respectively; and 3) the Historic Landmarks Commission, in consultation with Transportation Planning, and the Pedestrian Master Plan, restudy the landscaping of the parkway.

This motion carried by the following vote:

Ayes: 4 Noes: 3 (Larson, Jacobs, White) Abstain: 0 Absent: 0

Chair Jacobs announced the ten calendar day appeal period.

**IV. ADMINISTRATIVE AGENDA**

**A. Committee and Liaison Reports.**

1. Commissioner Thompson reported on attending the Transportation and Circulation Committee meeting on December 13, 2007. The meeting reviewed 2008 Agenda items that included Measure D renewal and the potential closing of State Street to automotive traffic.
2. Commissioner Thompson reported on the Airport Commission meeting. There was a lot of discussion on a private/public partnership for preservation of art elements in the new Airline Terminal.
3. Commissioner Thompson reported on the City Council hearing on December 18, 2007 where the Council upheld the Commission's decision on 3427 Sea Ledge Lane. He also noted that Commissioners Jostes and Jacobs were reappointed to the Planning Commission for a second term.
4. Commissioner Jacobs reported on the release and availability of the Plan Santa Barbara Community Input Summary Report.

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

Commissioner White reported that the agenda was not controversial; four projects were reviewed.

**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: Jostes/Thompson**

Approve the minutes and resolutions as corrected.

This motion carried by the following vote:

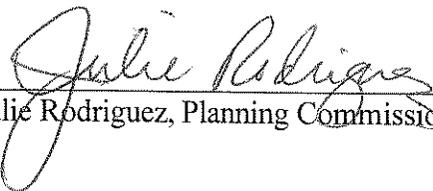
Ayes: 7 Noes: 0 Abstain: As noted. Absent: 0

Commissioner Larson abstained from the Minutes of November 1, 2007

**VII. ADJOURNMENT**

Chair Jacobs adjourned the meeting at 4:08 P.M.

Submitted by,

  
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Julie Rodriguez, Planning Commission Secretary