



City of Santa Barbara Planning Division

PLANNING COMMISSION MINUTES

December 18, 2008

CALL TO ORDER:

Chair George C. Myers called the meeting to order at 1:02 P.M.

I. ROLL CALL:

Present:

Chair George C. Myers

Vice-Chair Stella Larson

Commissioners Bruce Bartlett, Charmaine Jacobs, John Jostes, Addison S. Thompson and Harwood A. White, Jr.

STAFF PRESENT:

Danny Kato, Senior Planner

N. Scott Vincent, Assistant City Attorney

Stacey Wilson, Associate Transportation Planner

Suzanne Johnston, Assistant Planner

Gabriela Feliciano, Commission Secretary

STAFF ABSENT:

Julie Rodriguez, Planning Commission Secretary

II. PRELIMINARY MATTERS:

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

None.

B. Announcements and appeals.

Danny Kato, Senior Planner, announced that the Ethics certificate from four Commissioners was needed to be turned in by December 28.

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, it was closed.

III. NEW ITEM:

ACTUAL TIME: 1:04 P.M.

APPLICATION OF CEARNAL ANDRULATIS, LLP, ARCHITECT FOR 1704 STATE STREET, LLC, 1700 & 1704 STATE STREET, APNs 027-102-016 & -017, C-2/R-3 ZONES, GENERAL PLAN DESIGNATION: OFFICE & RESIDENTIAL (MST2007-00494)

The proposal consists of the demolition of a 992 square foot commercial building and the construction of a 5,395 square foot commercial addition to an existing 11,971 square foot, two-story commercial building located on the corner of State and Valerio Streets. The project site is comprised of two parcels, 027-102-016 (Parcel 1) and 027-102-017 (Parcel 2). The existing two-story building straddles the common property line between parcels. Pursuant to SBMC §27.30, the applicant has submitted an application for a Voluntary Lot Merger (under PBW2008-01218) to create one single parcel that will contain all structures and parking improvements necessary for the development. The northern lot has split zoning with the front portion being zoned C-2 Commercial and the rear portion R-3 Multi-Family Residential.

The discretionary applications required for this project are:

1. A Modification to reduce the amount of parking from 54 spaces required to 41 spaces is being requested (SBMC §28.90.100);
2. A Conditional Use Permit (SBMC§28.94.030.H) will be required for the portion of the existing parking lot that is located within the residentially zoned area of the project site to be used for the non-residential project; and
3. A Development Plan to allow the construction of 5,395 square feet one-story nonresidential addition that includes a demolition credit of 992 square feet and allocation of 4,403 square feet from the Small and Minor addition categories under Measure E (SBMC §28.87.300); The square footage would be allocated from the Small and Minor Additions categories under Measure E for each of the two lots involved in the project.

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: Suzanne Johnston, Assistant Planner
Email: SJohnston@SantaBarbaraCA.gov

Suzanne Johnston, Assistant Planner, gave the Staff presentation. Ms. Johnston acknowledged receipt of two letters from the public expressing concerns.

Brian Cearnal, Architect, gave the applicant presentation and introduced Doctors Tom Allen, Michael Fisher and Darol Joseff.

Mr. Cearnal and Dr. Allen answered Planning Commission questions about:

1. If there is a change of use in the future or the property ownership changes, a condition of approval states that any change from an artificial kidney center would require the Community Development Director to decide whether the project would return to the Planning Commission with a parking proposal.
2. The explosive rate of growth in childhood obesity has ultimately resulted in an increase in the chronic kidney failure population, requiring an expansion in the use of this facility.
3. With regard to compatibility of the parking with the neighbors, the use will remain the same. A minority of the patients drive to the facility; and the majority arrives in multi-passenger vans or are dropped-off by their families.
4. The parking in the back is submerged in comparison to the residential behind it, which has a higher elevation, in addition to the retaining wall and a hedge.
5. The current staffing is about one employee to every four patients. It would increase with the new facility to four or five additional clinical care staff members.
6. The Valerio Street side would not be used for pedestrian access, but there would be more landscaping to enhance the pedestrian experience.
7. An employee lunch room is already in existence on the second floor in the main building.
8. The State Street side would not have windows, but would rather become a landscape backdrop.
9. Storm Water Management Plan (SWMP) measures could be considered to handle the runoff on the side of the building that is not part of the proposed addition and improvements.
10. The cobra head lighting is granite base.

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

Mick Kronman, former Kidney Center patient, spoke in support of the project.

With no one else wishing to speak, the public hearing was closed at 1:39 P.M.

The Commission made the following comments:

1. Agreed with the parking study's conclusion with respect to the parking demands versus the supply.
2. The scale of the expansion is compatible with the neighbors. The project's sensitivity to the site and community surrounding it is appreciated.
3. The improved landscaping is a positive offset to the slight reduction in landscaping. The Valerio Street experience will be much improved.
4. The cobra head armature should be replaced. There was a discussion between the City Attorney and the Planning Commission wherein the City Attorney opined that the City did not have a nexus to require the replacement of the cobra head street light because the project was not causing a negative aesthetic impact to the right-of-way that required the replacement of the streetlight in mitigation. The consensus of the Commission was that a nexus exists.
5. The elimination of the driveway cuts and the sidewalk improvements are appreciated. It is of great benefit to get rid of the vestiges of a drive-through facility.

6. To make the stretch of paving on the State Street streetscape welcoming to pedestrians and bus riders, it was stipulated that: a) the door entry should always stay open during business hours; and b) the bus stop should be coordinated with the landscaping and the “blank” wall facing State Street that is in keeping with the Urban Design Guidelines.
7. The request for a parking modification is reasonable. The Conditional Use Permit for parking is in keeping with other approved projects.
8. This facility represents one of the community’s highest priority projects.
9. The wall along State Street should remain simple.
10. The project is to be under the Historic Landmarks Commission’s purview, not the Architectural Board of Review.
11. The lighting for the parking lot should be decorative in nature and considerate of the neighbors.
12. The landscaping should be as robust as possible.

Stacey Wilson, Associate Transportation Planner, answered additional Planning Commission questions about Staff’s preference for not having designated parking for employees only. There are a number of other options for getting to the site.

STRAW VOTE:

How many Commissioners would agree to designating parking spaces 11 through 19 to be numbered for employee parking? 1/6. (Jacobs in favor.)

MOTION: Jacobs/White

Assigned Resolution No. 041-08

Approved the project, making the findings as outlined in the Staff Report, and subject to the Conditions of Approval in Exhibit A; the design review purview shall be under the Historic Landmarks Commission rather than the Architectural Board of Review; with the following revisions to the Conditions of Approval: **1)** The bus stop design shall be coordinated with MTD, and shall be coordinated with the landscaping and the design of the building on State Street; and shall comply with the Urban Design Guidelines for commercial bus stops. (Conditions A.3. C.4. and C.8.); **2)** Supply and install commercial standard street light(s), style to be determined by the Public Works Department and the appropriate design review board, coordinate with City staff to retire light standard on existing signal standard (Condition C.4.); **3)** The entrance door on State Street shall be kept open during business hours; **4)** The lighting in the parking lot shall be decorative, and sensitive to the residential neighbors (Condition A.4.); **5)** Recycling and/or reuse of demolition/construction materials shall be carried out to the extent feasible and any existing sandstone curb in the public right-of-way that is removed and not reused shall be salvaged (Conditions F.2. and F.3.).

This motion carried by the following vote:

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

Chair Myers announced the ten calendar day appeal period.

IV. ADMINISTRATIVE AGENDA

A. Committee and Liaison Reports.

None were given.

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 that was held on December 17, 2008.

C. Appreciations:

Commissioner White acknowledged the City TV crew for providing this venue for the community.

Commissioner Jostes expressed appreciation for Chair Myers' commitment and contribution as well as this year's service as chair.

V. ADJOURNMENT

Chair Myers adjourned the meeting at 2:19 P.M.

Prepared by Gabriela Feliciano, Commission Secretary

Submitted by,



Gabriela Feliciano, Commission Secretary on behalf of
Julie Rodriguez, Planning Commission Secretary