



City of Santa Barbara Planning Division

PLANNING COMMISSION MINUTES

JULY 24, 2008

CALL TO ORDER:

Chair George C. Myers called the meeting to order at 1:03 P.M.

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.

Commissioner Stella Larson arrived at 1:20 P.M.

Commissioner Harwood. A. White arrived at 1:29 P.M.

STAFF PRESENT:

Jan Hubbell, Senior Planner

N. Scott Vincent, Assistant City Attorney

Bill Ferguson, Water Resources Supervisor

Steve Foley, Supervising Transportation Planner

Barbara Shelton, Environmental Analyst

Rebecca Bjork, Wastewater Resources Manager

Bea Gularte, Project Planner

Dan Gullett, Associate Planner

Chelsey Swanson, Associate Transportation 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. Commissioners Jacobs and Bartlett, along with Bettie Weiss, City Planner, will discuss the form based code training seminar they attended at the August 7, 2008 Planning Commission lunch meeting.
2. City Council authorized a contract for a public opinion poll to be reviewed by the Plan Santa Barbara Outreach Committee.
3. City Council denied the appeal of the Architectural Board of Review's preliminary approval of the 1236 San Andres Street project on Tuesday with a 3-3 tie vote.
4. City Council will hear the appeal of the Planning Commission's approval of the 3455 Marina Drive project on August 5, 2008. Commissioner Jostes will represent the Commission.

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

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

II. **CONSENT ITEMS:**

ACTUAL TIME: 1:07 P.M.

APPLICATION OF BRYAN POLLARD, ARCHITECT FOR ANDREW ERICKSON AND FELICIA KASHEVAROFF, 2545 MEDCLIFF ROAD, APN 041-362-001, E-3/SD-3 ZONES, GENERAL PLAN DESIGNATION: RESIDENTIAL, 5 UNITS/ACRE (MST2007-00423, CDP2008-00010)

The project consists of as-built replacement of six windows and one sliding glass door with windows and a door in the same openings; as-built removal of an interior wall between the kitchen and dining area; replacement of an as-built sliding glass door with a new window in the same opening as the previous window; as-built picket fence in the rear yard; as-built six foot tall wood fence along western property line; replacement and reconfiguration of the fence in the front yard; new 241 square foot pergola; new 290 square foot wood deck over an existing concrete patio; two new rain barrels; and landscaping changes, including replacement of the existing rear lawn with drought tolerant, bluff stabilizing plants. The project would abate violations identified in enforcement case ENF2007-00570.

The discretionary application required for this project is:

A Coastal Development Permit (CDP2008-00010) to allow the proposed development in the Appealable Jurisdiction of the City's Coastal Zone (SBMC §28.44).

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: Dan Gullett, Associate Planner
Email: dgullett@santabarbaraca.gov

Ms. Hubbell requested that the Planning Commission waive the Staff Report.

MOTION: Jostes/Bartlett

Waive the Staff Report

This motion carried by the following vote:

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

Bryan Pollard, Architect, did not give an Applicant presentation but remained available for any questions.

Chair Myers opened the public hearing at 1:08 P.M. and, with no one wishing to speak, closed the hearing.

The Commission felt that the project was mostly a clean-up effort and could support the project.

MOTION: Jostes/Jacobs

Assigned Resolution No. 028-08

Approve the Coastal Development Permit, making the findings in the Staff Report, and subject to the Conditions of Approval.

This motion carried by the following vote:

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

Chair Myers announced the ten calendar day appeal period.

III. NEW ITEM:

ACTUAL TIME: 1:10 P.M.

APPLICATION OF JANE GRAY, AGENT FOR OWNER COMETA TRUST, 726 N. LA CUMBRE, APN 057-111-003, COUNTY ZONING: 8-R-1 (SINGLE FAMILY RESIDENTIAL WITH A MINIMUM LOT SIZE OF 8,000 SQUARE FEET PER UNIT), COUNTY GENERAL PLAN DESIGNATION: RESIDENTIAL, 4.6 UNITS PER ACRE (MST2008-00144)

The applicant requests that the City initiate annexation of a property located at 726 North La Cumbre Road. The subject property is located within the City's Sphere of Influence and is currently developed with a single-family residence and detached garage. If the request for initiation is granted, the proposed project would include: Annexation of the unincorporated area of Santa Barbara County to the City of Santa Barbara; General Plan Amendment to Residential, Five Dwelling Units per Acre; Zoning Map Amendment to E-3/SD-2 (Single Family Residential/Upper State Street Area Overlay); and Tentative Subdivision Map to divide the property into three residential lots. At this time, the discretionary action required for the project is Initiation of Annexation of the 32,042 square foot lot (SBMC Chapter 28.96).

Case Planner: Dan Gullett, Associate Planner
Email: dgullett@santabarbaraca.gov

Dan Gullett, Associate Planner, gave the Staff presentation.

Staff answered Planning Commission questions clarifying the sidewalk and street improvements recommended; property would be subject to SD-2 zoning standards, if annexed; inclusion of traffic considerations and fire turn-around in the conditions of approval; and notification to neighbors of the non-conforming buildings on the City side of Pemm Place that could be jeopardized by realigning the street within the right-of-way. Staff answered additional questions clarifying the City and County boundary lines.

Mr. Vincent reviewed provisions of the Subdivision Map Act. He also addressed whether improvements could be made as a condition of approval to an adjacent street that is outside of the control of the applicant. Mr. Vincent stated that City staff would need to closely review the history of the right-of-way encroachments as the project moves forward in order to determine what future development of the road right-of-way would be appropriate.

Jane Gray, Dudek and Associates, Inc., did not give an applicant presentation, but remained available for questions.

Chair Myers opened the public hearing at 1:34 P.M. and, with no one wishing to speak, closed the hearing.

The Commissioners made the following comments:

1. Commissioners felt that this is an appropriate and logical parcel to annex to the City and support initiation of an annexation.
2. Commissioners were concerned with existing roadway alignments and would like to see consistency with the Pedestrian Master Plan and the City's General Plan. Pemm Place improvements should be centered in the right-of-way, rather than being designed to avoid the illegal encroachments. The affected properties need to be notified of the issue soon, preferably by the applicant. One Commissioner expressed concern about burdening the applicant with the illegal encroachments and thought the City should address this as the project moves forward.

3. One Commissioner stated he could not make findings for modifications, especially if creating two additional lots and that the subject property would have to meet City standards for approval.
4. One Commissioner expressed desire for the City to actively annex large islands rather than process piecemeal annexations.
5. One Commissioner stated that the applicant should initiate outreach to neighbors to inform and encourage a plan for Pemm Place that neighbors are all aware of.
6. One Commissioner expressed belief that the city can require the right of way violations to be cleaned up and that it is not acceptable for the violations to remain and the project to move forward.
7. One Commissioner would like to see consideration of tradeoffs (smaller buildings, greater setbacks, etc.) for allowance of modifications.
8. It was noted that the road configuration on the Tentative Map does not agree with the configuration discussed in the PRT letter.
9. One Commissioner would support annexation if Pemm Place is centered in the right of way.
10. One Commissioner would like to see drainage improved and additional detail on how drainage on the three proposed lots would be addressed.
11. Two Commissioners noted that a pedestrian connection is lacking in the neighborhood and expressed a preference for a pedestrian connection rather than a road connection.

MOTION: Jostes/Bartlett

Assigned Resolution No. 029-08

Initiate annexation of a property located at 726 North La Cumbre Road with Planning Commission's comments.

This motion carried by the following vote:

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

Chair Myers called a recess at 1: 47 P.M. and reconvened the meeting at 1:51 P.M.

IV. DISCUSSION ITEMS:

ACTUAL TIME: 1:51 P.M.

A. PLAN SANTA BARBARA WATER RESOURCES ISSUES

This is an update on planned efforts by the Water Resources Division to develop water resources information in support of the *Plan Santa Barbara* General Plan update, associated environmental impact analysis, and update of the City Long-Term Water Supply Program.

Staff: Bill Ferguson, Water Resources Supervisor
Email: bferguson@santabarbaraca.gov

Bill Ferguson, Water Resources Supervisor, gave the Staff presentation, joined by Rebecca Bjork, Wastewater Resources Manager.

Staff answered Planning Commission questions about future Gibraltar Dam siltation increases and effect on water supply; explained the City's groundwater banking; the rehabilitation of the Ortega Street groundwater treatment plant; the study for the desalination plant on Yanonali Street; the inclusion of alternative energy sources to power the wastewater plant; and further expansion of recycled and gray water use.

Mr. Ferguson also answered questions about the Cachuma water rights issue, the fish passage management plan, and the water usage to-date compared with what had been anticipated usage. He responded to Plan Santa Barbara inquiries on the distinction in the water plan between various sizes of residential units (apartments, homes, etc.); the contaminated silt from the mercury mine in Gibraltar Dam that that may not be able to be moved downstream.; efforts through Creek Division to address run off in the Riviera area; and the lack of regional effort to recycle sewage into potable water.

Chair Myers opened the public hearing at 2:43 P.M.

Dr. Edo McGowan submitted additional documents to his previously submitted letter and offered suggestions for water conservation in toilets.

With no one else wishing to speak, the public hearing was closed at 2:48 P.M.

Rebecca Bjork, Waste Water Resources Manager, responded to the Commission about the cogeneration project for electricity generation at El Estero Treatment Plant; and provided a status of the hydro plant at Lauro Reservoir as still not functioning. Confirmed that Tecolote Tunnel does not have a hydro plant and that it was part of a south coast study.

Mr. Ferguson responded to the Commission on the availability of water during drought emergencies; use of reclaimed water; status and plan for the empty Escondido Park Water Reservoir; and informed the Commission that there are no plans for undergrounding our own water supply.

The Commissioners made the following comments:

1. One Commissioner appreciated water conservation efforts and found the per capita demand data helpful for Plan Santa Barbara and the Housing Element.
2. Would like to have water purchases from agricultural users and other purchase opportunities during drought years considered.
3. This presents an opportunity for a finer look at water demand that was not present years ago and suggest that, in addition to overall and per unit demand, we also look at per capita demand.
4. One Commissioner suggested looking into occupancy as it relates to water usage.

5. Plan Santa Barbara talks about regional collaboration, which is needed when looking at water supply and resources.
6. Would like to see other communities running parallel to our conservation efforts.
7. Regulations or computerized monitoring should be looked at for automatic irrigation since there are times when sprinklers can be seen running on rainy days.
8. Suggested computerized water meters to better track water consumption data.
9. One Commissioner felt hydro capacity is untapped and should be studied.
10. Some Commissioners were pleased to hear that use of gray water is legal and suggested that public awareness of its use should be increased.
11. Would like to see a more aggressive campaign to reduce use of landscape water and incentives to eliminate automatic irrigation systems.

Ms. Hubbell commented that occupancy is difficult to determine, but it could be useful to look at unit square footage.

Mr. Vincent stated that the Landscape Design Standards will be presented to the Commission on August 5, 2008 and reviewed some of the highlights that address some of the Commission's comments.

ACTUAL TIME: 3:20 P.M.

B. PLAN SANTA BARBARA YOUTH SURVEY RESULTS

City Planning Staff will present the results of the Youth Survey recently conducted with the Santa Barbara Youth Council and high schools in Santa Barbara. This survey is one of many outreach efforts to help inform the *Plan Santa Barbara* process.

Staff: Elsa Rodriguez, Planning Intern

Elsa Rodriguez, Planning Intern, gave the Staff presentation, joined by Bea Gularte, Project Planner.

Bea Gularte, Project Planner, acknowledged Elsa Rodriguez, Planning Intern; Susan Young, 1235 Teen Center Director; and Chris McDermut, Santa Barbara Youth Council Chair, who contributed to the project.

Chair Myers opened the public hearing at 3:33 P.M.

Chris McDermut, Santa Barbara Youth Council Chair, shared comments from a youth perspective and the overall satisfaction from youth. He wasn't sure about the reasons for the lack of participation from San Marcos High School, and confirmed that there are students from Oxnard and Ventura that attend school in Santa Barbara.

With no one else wishing to speak, the public hearing was closed at 3:36 P.M.

The Commissioners made the following comments:

1. One Commissioner was please to see this survey completed and encourages this to be a first step in keeping youth involved in the Plan Santa Barbara process.
2. Would like to see results go back to the students that participated.
3. The Plan Santa Barbara process has included a televised panel discussion that included many adult civic leaders. Commissioners encourage Plan Santa Barbara to have a televised youth panel too.
4. One Commissioner noted the trend from affordable shopping to more expensive shopping.
5. One Commissioner acknowledged that the SPSS program, used to quantify the data, can cross tabulate and suggested looking at neighborhoods and what is most and least favored in the neighborhood.
6. One Commissioner would like to see the San Marcos results included, if the students could be found, and included in this survey.
7. Noticed that $\frac{3}{4}$ of survey respondents said that they liked living in Santa Barbara but only a small percentage thought that they would be able to live here in their hometown as adults.

V. **ADMINISTRATIVE AGENDA**

A. Committee and Liaison Reports.

None were given.

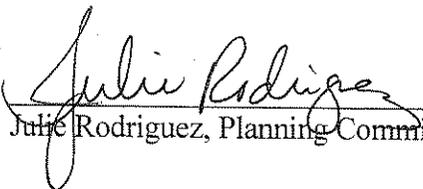
B. Review of the decisions of the Staff Hearing Officer in accordance with SBMC §28.92.026.

Commissioner White reported on the Staff Hearing Officer's meeting held on July 16, 2008 and the six tentative subdivision map extensions and the four modifications that were approved.

VII. **ADJOURNMENT**

Chair Myers adjourned the meeting at 3:46 P.M.

Submitted by,


Julie Rodriguez, Planning Commission Secretary