



City of Santa Barbara Planning Division

PLANNING COMMISSION MINUTES

January 22, 2009

CALL TO ORDER:

Chair Larson called the meeting to order at 1:12 P.M.

ROLL CALL:

Present:

Chair Stella Larson

Vice-Chair Addison S. Thompson

Commissioners Bruce Bartlett, Charmaine Jacobs, John Jostes, Sheila Lodge, and Harwood A. White, Jr.

STAFF PRESENT:

Danny Kato, Senior Planner

N. Scott Vincent, Assistant City Attorney

Melissa Hetrick, Project Planner

John Ewasiuk, Principal Civil Engineer

Kathleen Kennedy, Associate Planner

Andrew Bermond, Assistant Planner

Julie Rodriguez, Planning Commission Secretary

Chair Larson welcomed Commissioner Lodge to the Planning Commission.

I. PRELIMINARY MATTERS:

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

None.

B. Announcements and appeals.

1. Commissioner Jostes acknowledged the passing of Jim Perry, former Santa Barbara City Assistant Community Development Director. In reverence, a moment of silence was held.

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

Chair Larson opened the public hearing at 1:14 P.M.

Mickey Flacks asked the Planning Commission to consider the draft General Plan policies when considering new development projects.

With no one else wishing to speak, the hearing was closed at 1:16 P.M.

II. DISCUSSION ITEM:

ACTUAL TIME: 1:19 P.M.

PUBLIC WORKS STREETS CAPITAL IMPROVEMENT PROGRAM FISCAL YEAR 2010 BUDGET

Staff will present an overview of the Streets Capital Improvement Program projects and proposed FY 2010 budget. A primary focus of the proposed budget is maintenance of existing City infrastructure. The presentation will include a review of the Program project prioritization criteria. Planning Commission and public input is being sought to assist staff in making final Program budget related recommendation to Council.

Case Planner: John Ewasiuk, Principal Civil Engineer
Email: JEwasiuk@SantaBarbaraCA.gov

John Ewasiuk, Principal Civil Engineer gave the Staff presentation and acknowledged a public comment letter received from Paula Westbury.

Chair Larson opened the public hearing at 1:52 P.M., and with no one wishing to speak, closed the hearing.

The Commissioners made the following comments:

1. One Commissioner thanked the public for approving Measures D and G.
2. One Commissioner wants to see the MODA (Mobility Oriented Development Area) become a priority on the project priority item #4: city policy improvement projects list one it is adopted.
3. Observed that bike lanes and demarcation are inconsistent and suggested more consistency be considered, specifically letting riders know where they have a right-of-way. Would like to see consistency and demarcation become a higher priority.
4. Two Commissioners felt that the fiscal priorities were good, but thought that the categories could be more helpful if they were more delineated in priority, perhaps using numbering, so that it is easier to understand when cuts are made. Suggested that budget allocation be made to existing projects that are close to completion, rather than improvements.

5. One Commissioner thought that some projects could come off the priority list, such as seismic improvements to the Chapalla/Yanonalli Bridge, which dead ends at the railroad and primarily serves the parking lot on the west side of the youth hostel that will be eliminated when the Mission Creek improvements are completed..

Mr. Ewasiuk answered the Planning Commission's questions about Cabrillo Bridge funding having been deferred to the State Seismic Program and does not see the funding being reinstated in the next few years; gave the status of state funding for projects and alternative sources for funding with the City's objective of being first in line once funding becomes available again; and acknowledged that the Haley/De la Vina Bridge is close to being certified and did not necessitate use of eminent domain.

The Chair responded to the Commission's concern about the allotment of speaker time and suggestions made.

III. CONCEPT REVIEW:

ACTUAL TIME: 2:15 P.M.

EX PARTE COMMUNICATION:

Commissioner Bartlett disclosed an ex parte communication with the project planner and the applicant regarding permission to visit the project site since he had missed the Commission's site visit.

APPLICATION OF SUZANNE ELLEDGE PLANNING AND PERMITTING SERVICES, AGENT FOR SAMARKAND RETIREMENT COMMUNITY, 2550 TREASURE DRIVE, APN 051-330-003, E-3/SD-2: ONE-FAMILY RESIDENCE AND UPPER STATE STREET AREA OVERLAY ZONES, GENERAL PLAN DESIGNATION: RESIDENTIAL, FIVE UNITS PER ACRE (MST2008-00469)

This is a Concept Review Hearing. The proposal is a request to allow a LifeCenter facility at the Samarkand Retirement Community. The project consists of the demolition of an existing one-story, 1,665 square foot maintenance building and the construction of a 9,405 square foot (gross), two-story LifeCenter. The LifeCenter would consist of an aerobics/multi-purpose room, computer room, committee office and file storage, TV studio, gallery, NU-2-U (campus market), storage, bathrooms, mechanical room and electrical room on the first floor and a café, juice bar, pantry storage, two offices, fitness area, two wellness suites, storage (for personally operated vehicles and walkers), bathrooms and storage on the second floor. The proposal would result in the reorganization of some of the existing areas and uses onsite.

The discretionary application required for this project would be either an Amendment to an existing Conditional Use Permit or a new Master Plan Conditional Use Permit (SBMC Chapter 28.94).

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. The opinions of the Planning Commission may change or there may be ordinance or policy changes that could affect the project that would result in requests for project design changes. **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: Kathleen Kennedy, Associate Planner
Email: KKennedy@SantaBarbaraCA.gov

Kathleen Kennedy, Associate Planner, gave the Staff presentation.

Steve Fort, Suzanne Elledge Planning and Permitting Services, gave the applicant presentation, joined by Todd Kilburn, Kilburn Architects; Paul Peterson, Executive Director, Samarkand Retirement Community; and Shekhar Bhushan, President, SB-Architecture PC, Inc.

Chair Larson opened the public hearing at 2:32 P.M. and acknowledged letters received from John Devore, Samarkand Neighborhood Association and Joseph Bailey in support of the project and Paula Westbury expressing concerns.

The following people spoke in support of the project:

1. Robert Hook
2. James A. Smith
3. Charles Stapleton

Ray Sargent, neighbor, expressed concern with construction disruptions that would come with more development and asked for the Planning Commission to require a complete and final master plan rather than a series of projects.

With no one else wishing to speak, the public hearing was closed at 2:45 P.M.

The Commissioners made the following comments:

1. Commissioners agreed that the LifeCenter proposal would enhance Samarkand's offerings and amenities.
2. Commissioners were not in support of piece-meal planning and agreed that the LifeCenter proposal should be part of the Master Plan proposal. The consensus of the Commissioners was that no action be taken until a complete Master Plan was submitted.
3. One Commissioner was not as concerned with the Master Plan but wanted to have a greater sense of the future development.
4. Commissioners appreciated the role that Samarkand plays in the community.

5. Commissioners suggested reducing the footprint of the LifeCenter to allow for preservation of the oak trees; taking advantage of solar panels on the roof; advocated sustainability; reducing the building volume, and reconsidering the ongoing use of the poolside space over storage use.
6. One Commissioner stated that the existing Master Plan Conditional Use Permit was very vague and did not show traffic impacts, number of people, etc. and is concerned with the continued intensification of the site and prospective growth.
7. One Commissioner suggested that the applicant look into the legality of the new Cottage Road sign and also noted that current rooftops are using S-tile which is discouraged over the preferred 2 piece Mission tile on roofs.
8. One Commissioner suggested that neighbors be included in the Master Plan discussion in order to pre-mitigate any environmental issues.

Shekhar Bhushan, Architect, responded to the Planning Commission's questions stating that they have been working on the Master Plan for two years and that the LifeCenter proposal fits into that Master Plan. The intent of the Master Plan is not to be vague, but to allow for keeping up with industry trends.

Staff answered the Planning Commission's questions stating the current understanding is that the Master Plan is expected to be submitted to the City in mid-2009.

Mr. Bhushan thanked the Commission and stated that the density would be in compliance with the current Conditional Use Permit and that the project would not be asking for any significant variances.

Chair Larson called a recess at 3:14 p.m. and resumed the meeting at 3:34 P.M.

IV. ENVIRONMENTAL HEARING

ACTUAL TIME: 3:36 P.M.

RECUSALS: To avoid any actual or perceived conflict of interest, Commissioner Jacobs recused herself from hearing this item due to the attorney representing the applicant working at the same law firm as her husband.

EX PARTE COMMUNICATION: Commissioner White disclosed an ex parte communication with Flowers Engineers regarding the drainage project.

APPLICATION BY GELARE MACON, FLOWERS AND ASSOCIATES, AGENT FOR THE TOWBES GROUP, 400 BLOCK OF SOUTH FAIRVIEW AVENUE, APN 073-450-003; A-F, SP-6, S-D-3, AVIATION FACILITIES ZONE, AIRPORT INDUSTRIAL AREA SPECIFIC PLAN ZONE, AND COASTAL ZONE OVERLAY; GENERAL PLAN DESIGNATION: MAJOR PUBLIC AND INSTITUTION MST 2008-00032

The project consists of the installation of two storm drain outfalls and rock rip-rap on the eastern bank of San Pedro Creek in the City of Santa Barbara on Santa Barbara Airport Property along Fairview Avenue. This proposed project would satisfy conditions of approval for the Towbes office development project on the east side of Fairview Avenue in the City of Goleta. The proposed project also includes the restoration of 1,000 square feet of habitat on the bank of San Pedro Creek to mitigate for the permanent loss of riparian habitat associated with the installation of a 250 square foot rip rap headwall.

The purpose of the hearing is to receive comments on the Draft Initial Study and Mitigated Negative Declaration (MND). Written comments on the Draft MND should be sent at the earliest possible date, but **received not later than Monday, January 26, 2009 at 4:30 p.m.** Please send your written comments to the attention of Andrew Bermond, Associate Planner, at the Santa Barbara Airport.

Case Planner: Andrew Bermond, Associate Planner
Email: ABermond@SantaBarbaraCA.gov

Andrew Bermond, Associate Planner, gave the Staff presentation joined by Melissa Hetrick, Project Planner

Bob Flowers, Flowers and Associates, gave the applicant presentation joined by Gelare Macon, Flowers and Associates, and Courtney Seeples, Towbes Group.

Chair Larson opened the public hearing at 3:49 P.M. and acknowledged a letter of opposition received from Paula Westbury, Santa Barbara.

Frank Arredondo, representing the Chumash Community, addressed the Commission regarding bridge removal reports that have been used, compliance with CEQA guidelines and asked that consideration be given to Chumash sites that may not be known in the area. He also asked that a Native American Monitor be present during all grading activities. Mr. Arredondo appreciated Staff's work and asked for the public review period to be extended beyond January 26, 2009 since this was only listed in the paper on January 24, 2009 and did not provide ample time to obtain the document, as well as new information on Phase I presented at today's hearing.

With no one else wishing to speak, the public hearing was closed at 3:54 P.M.

Mr. Arredondo confirmed for Commissioner Jostes that he was more concerned with procedural issues than with the project itself.

In response to reports that were used, the Planning Commission felt that Staff's reports were complete. The Commission acknowledged the applicant's challenge in coordinating efforts with multiple municipalities.

Mr. Flowers provided clarification for the Commission regarding the culvert lining as being reinforced concrete and not going across the bottom of the channel.

Staff answered additional Planning Commission questions about the timeline for being able to move the process along; the additional information today that came out of conclusions of Phase I, and the amenability of extending the public comment period one week.

V. **ADMINISTRATIVE AGENDA**

ACTUAL TIME: 4:01 P.M.

- A. Committee and Liaison Reports.
1. Commissioner Larson will report on the Historic Landmark's Committee at next week's meeting.
- B. Review of the decisions of the Staff Hearing Officer in accordance with SBMC §28.92.026.
- Commissioner White reported on the two modifications heard at the Staff Hearing Officer's meeting held on January 14, 2009.
- C. Action on the review and consideration of the items listed in I.B.3 of this Agenda.
- a. Draft Minutes of December 11, 2008
 - b. Draft Minutes of December 18, 2008
 - c. Resolution 041-08
1700 and 1704 State Street

MOTION: Thompson/Bartlett

Approve the minutes December 11, 2008 as amended.

This motion carried by the following vote:

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

MOTION: Jacobs/Jostes

Approve the minutes of December 18, 2008 as amended.

This motion carried by the following vote:

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

MOTION: White//Jacobs

Approve Resolution 041-08 as amended.

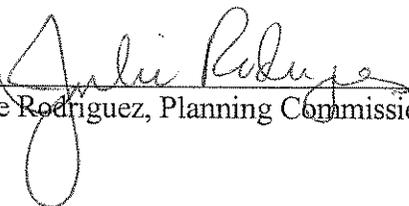
This motion carried by the following vote:

Ayes: 6 Noes: 0 Abstain: 1 (Lodge). Absent: 0

VI. ADJOURNMENT

Chair Larson adjourned the meeting at 4:04 P.M.

Submitted by,



Julie Rodriguez, Planning Commission Secretary