



City of Santa Barbara Planning Division

PLANNING COMMISSION MINUTES

October 14, 2010

CALL TO ORDER:

Chair Bartlett called the meeting to order at 1:02 P.M.

I. ROLL CALL

Chair Bruce Bartlett, Vice-Chair John Jostes, Commissioners Charmaine Jacobs, Mike Jordan, and Sheila Lodge.

Absent: Commissioners Stella Larson and Deborah L. Schwartz

STAFF PRESENT:

John Ledbetter, Principal Planner

Danny Kato, Senior Planner

N. Scott Vincent, Assistant City Attorney

Rob Dayton, Principal Transportation Planner

Michael Berman, Project Planner/Environmental Analyst

Dan Gullett, Associate Planner

Peter Lawson, Associate Planner

Julie Rodriguez, Planning Commission Secretary

II. PRELIMINARY MATTERS:

A. Action on the review of the following Draft Minutes and Resolutions:

1. Draft Minutes of September 2, 2010
2. Resolution 011-10
1220 Shoreline Drive
3. Resolution 012-10
15 E. Cabrillo Boulevard
4. Draft Minutes of September 9, 2010
5. Draft Minutes of September 29 and 30, 2010 Special Meeting
6. Resolution 013-10
Certification of the *Plan Santa Barbara* Final Environmental Impact Report

7. Resolution 014-10
Recommendation to City Council for approval of the *Plan Santa Barbara*
General Plan Update

MOTION: Jostes/Lodge

Approve the minutes and resolutions as corrected.

This motion carried by the following vote:

Ayes: 5 Noes: 0 Abstain: As noted. Absent: 2 (Larson, Schwartz)

Commissioner Jostes abstained from the Minutes/Resolution of September 2, 2010 related to 15 E. Cabrillo Boulevard.

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

1. None.

- C. Announcements and appeals.

1. None.

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

Chair Bartlett opened the public hearing at 1:19 P.M.

Sharon Byrne, Milpas Community Association, requested that her neighborhood group be allowed to make a 5-7 minute presentation at the hearing next week when Casa Esperanza is heard.

With no one else wishing to speak, the public comment hearing was closed at 1:21 P.M.

III. ENVIRONMENTAL HEARING:

ACTUAL TIME: 1:21 P.M.

RECUSALS: To avoid any actual or perceived conflict of interest, Commissioner Jacobs recused herself from hearing this item due to the Applicant being represented by the same law firm where her husband is employed.

EX PARTE COMMUNICATION:

Commissioner Bartlett disclosed ex parte communications with Mr. Steve Amerikaner and Heike Kiian regarding the project.

APPLICATION OF THE TYNAN GROUP (AGENT) FOR AMERICAN BAPTIST HOMES OF THE WEST, 900 CALLE de los AMIGOS, APN'S 049-440-015 & 16, 049-040-050, 053 & 054, A-1, E-1 & E-3 ZONE DISTRICTS, GENERAL PLAN DESIGNATION: RESIDENTIAL 5 UNITS/ACRE, 1 UNIT/ACRE MST2005-00742)

The proposed project is an amendment to the Valle Verde Retirement Community (VVRC) Conditional Use Permit. VVRC is made up of five separate parcels totaling approximately 59.75 acres. The proposed project involves the following components: 1) Construction of 40 two-bedroom independent living units. 2) New access road onto Torino Road for eight of the proposed units. 3) Upgrade the facility's Central Core (Common Area) and commercial facilities by renovating approximately 10,461 net square feet and expanding the buildings by a total of 14,902 net square feet. 4) Construct three new gazebos in various locations throughout the development. 5) Demolish six common parking areas, and relocate the parking spaces to other parking lots on the site. 6) Provide 83 new parking spaces, including two new staff parking lots. 7) Create a 9.8 acre Oak Woodland preserve. 8) Demolish an existing 2,280 s.f. hospice building, 1,300 square foot single family residential unit, four multi-family residential buildings, maintenance buildings and four gazebos. Additionally 15 oak trees are proposed to be removed and six oak trees may be impacted. Grading for the project would involve 11,520 cubic yards of cut, 13,300 cubic yards of fill and 1,780 cubic yards of import.

ENVIRONMENTAL HEARING: The purpose of the environmental hearing was to receive comments from the Planning Commission, interested agencies and the public on the adequacy and completeness of the Draft Environmental Impact Report (EIR) for the Valle Verde project, located at 900 Calle de los Amigos, consistent with the provisions of the California Environmental Quality Act (CEQA) Guidelines. Written comments on the Draft EIR will be accepted through October 18, 2010. The Draft EIR for this project is currently available for review and comment and is available for review at the City Planning Division located at 630 Garden Street, or online at www.SantaBarbaraCA.gov/eir. The Draft EIR examines the impacts that may be associated with the project in the areas of aesthetics, biology, and transportation/circulation. The comment period on the document ends on **October 18, 2010.**

No formal action on the development proposal or environmental document was taken at this hearing.

Case Planner: Peter Lawson, Associate Planner

Email: PLawson@SantaBarbaraCA.gov

Phone: 805-564-5470, ext. 4565

Peter Lawson, Associate Planner, gave the Staff presentation.

Ron Schaefer, Valle Verde Executive Director, gave the Applicant presentation joined by Larry Hunt, environmental consultant.

Chair Bartlett opened the public hearing at 1:45 P.M.

The following people spoke in support of the Draft Environmental Impact Report (DEIR):

1. John Barron
2. Louise Carey, Valle Verde Resident, Chair of Disaster Committee
3. Virginia Robinson, Valle Verde Resident/former Santa Barbara Planning Commissioner
4. Art Montgomery, Valle Verde Resident
5. Judy Richards, Valle Verde Resident
6. Donald O'Dowd, Valle Verde Resident
7. Art Christman, Valle Verde Resident
8. Henry Jones, Valle Verde Resident
9. Judy Richards, Valle Verde Resident
10. Dorothy Burkhard, Valle Verde Resident, speaking for Edwina Mindheim
11. Duncan Mellichamp, Valle Verde Resident
12. Charlie Johnson, retired Fire Captain and Valle Verde public safety volunteer

The following people spoke expressed concerns with the DEIR:

1. Ruth Georgi, Valle Verde adjacent neighbor, asked for a reduction in the number of units being considered in the Master Plan and preservation of open space.
2. Judy Orias, Hidden Valley Resident, submitted written comment and stated that previous requests to look at traffic and safety on Torino and Palermo Streets were not considered in the DEIR.
3. Jermaine Chastain, Valle Verde adjacent neighbor, provided a statement on her concerns regarding the DEIR, including the proposed development is not compatible with the neighborhood and also submitted written comments.
4. Peter Georgi, Valle Verde adjacent neighbor, asked for reduction in the number of units being considered on the Rutherford parcel.
5. Heike Kilian, submitted written comments, and voiced concerns about inadequate parking for the current development, which she used photographs to illustrate and that this was not included in the DEIR.
6. Christina McGinnis, land use consultant for Hidden Oaks Home Owners Association, submitted written comments and spoke on the lack of land use compatibility analysis, dismissal of the reduced project alternative, flawed traffic and biological baseline, and the EIR does not analyze a re-zone on the Rutherford parcel.
7. Anna Citrin, Law Office of Mark Chyttilo, representing Hidden Oaks Home Owners Association, commented on DEIR inadequacies, lack of environmental thresholds, inconsistent threshold analysis between the City's environmental documents, and insufficient parking.
8. Tom Burgher, Hidden Oaks Resident, stated that the mitigation implementation in the DEIR is not specific enough, citing examples such as location of construction parking. Also commented on lack of safety analysis. Submitted a picture of a high pressure gas pipeline adjacent to the property that should be included in the DEIR.
9. Lee Ann French, Citizens Planning Association, Executive Director, was concerned with the impact of off-site parking on neighborhood streets, traffic safety and proposed development encroaching into natural resources.

10. Arelhy Arroyo, Citizens Planning Association, provided some suggestions to offset concerns about parking, such as a bike path.
11. Cathie McCammon, Allied Neighborhood Association, felt that the DEIR was deficient and does not comply with CEQA. Cited areas, such as Class 1 impacts on neighborhood; safety; and parking.

With no one else wishing to speak, the public hearing was closed at 3:05 P.M.

Cameron Carey, Agent for Valle Verde, provided a rebuttal to public comments.

Most of the Commissioners felt that the DEIR should include a discussion of the existing parking.

Commissioner Jostes felt that the DEIR was a good start, but would like more analysis of land use compatibility and an analysis of the impacts of the existing CUP on the neighborhood.

Commissioner Lodge expressed concern on the safety of the reconfigured parking spaces, and of the emergency evacuation plan for the campus.

Two Commissioners also asked that the existing Conditional Use Permit be included in the DEIR, and that the DEIR provide information on the timing of the biological study, the replacement ratio for the oak trees, and tracking of Valle Verde traffic trips (i.e. age of the traffic counts). Also, wanted more information on why the 1 mile radius was chosen for the traffic trip analysis and expressed concern that an analysis of the Modoc and Las Positas intersection was not in the DEIR.

Chair Bartlett called for a recess at 3:28 P.M. and reconvened the meeting at 3:44 P.M.

IV. DISCUSSION ITEM

ACTUAL TIME: 3:44 P.M.

US 101 IMPROVEMENT PROJECT UPDATE

City, California Department of Transportation, and the Santa Barbara Association of Governments (SBCAG) Staff provided an update on the status of the project, as required by the Coastal Development Permit issued by the Planning Commission on December 13, 2004.

Case Planner: Michael Berman, Environmental Analyst

Email: MBerman@SantaBarbaraCA.gov

Phone: 805-564-5470, ext. 4558

Michael Berman, Environmental Analyst, gave the Staff presentation, joined by Rob Dayton, Principal Transportation Planner, and Gregg Hart, Santa Barbara Association of Governments (SBCAG).

Bob Short, Montecito Association, made himself available to answer any questions.

The Commission was appreciative of the update and offered Staff suggestions for working with UPRR on pedestrian and bike use at the Cabrillo Bridge under-crossing.

V. **CONTINUED ITEM:**

ACTUAL TIME: 4:38 P.M.

APPLICATION OF LISA PLOWMAN, PEIKERT GROUP ARCHITECTS, AGENT FOR MADSEN FAMILY TRUST, 3626 SAN REMO DRIVE, APNS 053-231-010 & 053-231-011, E-3 AND SD-2 ZONES, GENERAL PLAN DESIGNATION: RESIDENTIAL, 5 UNITS PER ACRE, BUFFER/STREAM (MST2009-00325) CONTINUED FROM SEPTEMBER 2, 2010.

This was a continuation of the Planning Commission review of this item. The project was revised since the Planning Commission September 2, 2010 review to provide a 40 foot creek buffer on Parcels, 1, 2, and 4; a reconfigured development envelope on Parcel 4; and a larger public view easement to the main residence. Proposal to subdivide a 66,372 square foot property into four lots ranging in size between 14,166 square feet and 16,453 square feet. The project includes demolition of the garage, studio apartment, a portion of the existing residence, shed, lath house, and driveway; and development envelopes for each new lot. The project also includes construction of a new driveway, drainage improvements, implementation of a creek restoration plan, and approximately 150 cubic yards of total grading. In addition, the project includes a view easement and preservation of the façade of the existing 3,137 square foot main residence.

The discretionary applications required for this project are:

1. Three Street Frontage Modifications to allow Parcels 1, 2, and 3 to be created with less than the required 60 feet of public street frontage (SBMC §28.15.080 and §28.92.110);
2. Three Street Frontage Waivers to allow Parcels 1, 2, and 3 to be created with no public street frontage (SBMC §22.60.300); and
3. Tentative Subdivision Map to allow the division of two parcels into four lots (SBMC Chapter 27.07).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15315 (Minor Land Divisions).

Case Planner: Dan Gullett, Associate Planner
Email: DGullett@SantaBarbaraCA.gov

Phone: 805-564-5470, ext. 4550

Dan Gullett, Associate Planner, gave the Staff presentation.
George Johnson, Creeks Division Senior Planner, was available to answer any questions.

Lisa Plowman, Peikert Group Architects, gave the applicant presentation.

Chair Bartlett opened the public hearing at 5:12 P.M., and with no one wishing to speak, closed the public hearing.

Scott Vincent, Assistant City Attorney, provided clarification on the Commission's desire to request an increased creek setback.

MOTION: Jordan/Jostes

Assigned Resolution No. 015-10

Approved the project, making the findings for the three Street Frontage Modifications, the three Street Frontage Waivers, and the Tentative Subdivision Map as outlined in the Staff Report, subject to the Conditions of Approval in Exhibit B of the Staff Memorandum with the following revisions to the Conditions of Approval: 1) increase the setback between the creek and the development envelopes on Parcels 1, 2, and 4 to 45 feet from the creek top of bank; 2) Retain the existing 35' setback for the footprint of the historically significant residence on lot 3 on condition that the façade be restored rather than demolished. If the façade cannot be restored in its location, then the setback between the creek top of bank and the development envelope on Parcel 3 shall be increased to 45 feet, as observed by the other lots; and 3) increase the view corridor to match the creek setback line on Parcel 4.

This motion carried by the following vote:

Ayes: 4 Noes: 1 (Jacobs) Abstain: 0 Absent: 2 (Larson, Schwartz)

Commissioner Jacobs could not support or make the findings for the project.

Chair Bartlett announced the ten calendar day appeal period.

VI. ADMINISTRATIVE AGENDA

ACTUAL TIME: 5:52 P.M.

A. Committee and Liaison Reports.

1. Staff Hearing Officer Liaison Report

Commissioner Bartlett reported on the Staff Hearing Officer's meetings held August 25 and September 8, 2010.

2. Other Committee and Liaison Reports

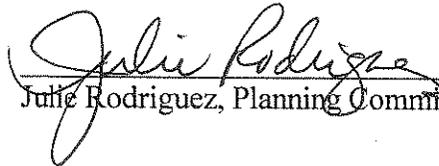
a. Commissioner Lodge reported on the Water Commission hearing of October 11, 2010.

b. Commissioner Jordan reported that next Thursday, October 21st, Commissioner Jostes would be speaking before the Downtown Organization about the General Plan Update.

VII. ADJOURNMENT

Chair Bartlett adjourned the meeting at 6:00 P.M.

Submitted by,



Julie Rodriguez, Planning Commission Secretary