



City of Santa Barbara

Planning Division

PLANNING COMMISSION MINUTES

April 7, 2011

CALL TO ORDER:

Chair Jostes called the meeting to order at 1:07 P.M.

I. ROLL CALL

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

Absent: Commissioners Deborah L. Schwartz and Stella Larson.

STAFF PRESENT:

Paul Casey, Community Development Director
Bettie Weiss, City Planner
Danny Kato, Senior Planner
Debra Andaloro, Senior Planner
Susan Reardon, Senior Planner
N. Scott Vincent, Assistant City Attorney
Allison De Busk, Project Planner
Melissa Hetrick, Project Planner
Suzanne Riegle, Assistant 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 March 10, 2011
2. Resolution 005-11
1233 Mission Ridge Road
3. Draft Minutes of March 17, 2011
4. Resolution 006-11
Highway 101 In the Vicinity of Salinas Street On/Off Ramps

MOTION: Jordan/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)

Commissioners Jordan and Lodge abstained from the Minutes and Resolution of March 10, 2011.

Commissioner Bartlett abstained from Resolution 005-11 and related Minutes of March 10, 2011.

Commissioner Jacobs abstained from Resolution 006-11 and related Minutes of March 17, 2011.

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

None.

- C. Announcements and appeals.

Mr. Kato made the following announcements:

1. The 1233 Mission Ridge project approved by the Planning Commission on March 10, 2011 has been appealed to City Council. An appeal date has not been set yet, pending the outcome before the Single Family Design Board.
2. The Highway 101 Project approved by the Planning Commission on March 17, 2011 has been appealed by two parties and will be heard by City Council on April 26, 2011. .
3. On Tuesday, April 12, 2011, the appeal of the Planning Commission's denial of the appeal of the Staff Hearing Officer's decision on 2915 De la Vina Street appeal will be heard by City Council. Commissioner Jordan will represent the Commission.

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

Chair Jostes opened the public hearing at 1:14 P.M. and, with no one wishing to speak, closed the hearing.

III. DISCUSSION ITEMS:

ACTUAL TIME: 1:15 P.M.

A. COMMUNITY DEVELOPMENT DEPARTMENT BUDGET

Staff presented an overview of the proposed Financial Plan for Fiscal Year 2012 and 2013 to the Planning Commission with highlights for the Community Development Department (CDD). On April 19, 2011, the City Administrator will present the

Proposed Financial Plan to the Council, and the Council hearing for the CDD is scheduled for Monday May 2, 2011.

Case Planner: Bettie Weiss, City Planner
Email: BWeiss@SantaBarbaraCA.gov

Phone: 805-564-5470, ext. 5509

Bettie Weiss, City Planner, gave the Staff presentation joined by Paul Casey, Community Development Director.

Chair Jostes opened the public hearing at 1:37 P.M., and with no one wishing to speak, closed the public hearing.

Mr. Casey elaborated on the budget constraints on zoning enforcement, the uncertainty of the potential loss of funding for housing and redevelopment, and the management of housing programs. Staff also discussed cost recovery, particularly in regard to Environmental Reviews. Commissioners encouraged staff to improve efficiencies.

ACTUAL TIME: 2:02 P.M.

B. CITY OF SANTA BARBARA MASTER ENVIRONMENTAL ASSESSMENT (MEA) AND ASSOCIATED ENVIRONMENTAL REVIEW DOCUMENTS.

The Planning Commission held a public meeting to discuss the review, restructuring, and where necessary, revisions to the City's Master Environmental Assessment (MEA) and associated environmental review documents. The purpose of the meeting was to familiarize the Planning Commission and interested parties with existing environmental review procedures and documents, and provide information relative to the updating project currently underway, including project objectives, streamlining goals, and an outline and status for each of the anticipated work products.

Case Planner: Debra Andaloro, Senior Planner
Email: DAndaloro@SantaBarbaraCA.gov

Phone: 805-564-5470, ext. 4569

Debra Andaloro, Senior Planner, gave the Staff presentation, joined by Susan Reardon, Senior Planner; Melissa Hetrick, Project Planner; and Allison DeBusk, Project Planner.

Chair Jostes opened the public hearing at 2:46 P.M.

Marc Chytilo, Attorney, addressed the Commission requesting environmental disclosure components in the City's environmental review process. Requested environmental thresholds be established and asked for more transparency for the public in locating MEA and environmental information on the City's website.

With no one else wishing to speak, the public hearing was closed at 2:56 P.M.

Staff will look into making information more user-friendly and accessible to the public and also look into putting MEA maps online.

Mr. Vincent reminded the Commission of the fair argument standard, a touchstone of CEQA that says when an environmental impact report (EIR) is to be prepared and is when a fair argument has been made that a potentially significant environment impact may occur due to the project and that the argument is supported by substantial evidence. Although CEQA defines the terminology used, opinions differ and contribute to court disputes. The city prepares sufficient and adequate environmental documents. Even so, reasonable minds can differ on their whether they are adequate or not.

With no one else wishing to speak, the public hearing was closed at 2:56 P.M.

The Commission requested that Staff return at a later date with examples of the environmental review process.

The Planning Commission formed an Environmental Review Documents subcommittee made up of Commissioners Jordan, Jacobs, and Jostes.

Chair Jostes called for a recess at 3:33 P.M and reconvened the meeting at 3:42 P.M.

IV. SUBSTANTIAL CONFORMANCE /ECONOMIC DEVELOPMENT REQUEST:

ACTUAL TIME: 3:42 P.M.

Commissioner Jacobs returned to the dais at 3:47 P.M.

APPLICATION OF BRIAN CEARNAL, ARCHITECT FOR VICTORIA STREET PARTNERS, LLC, 34 W. VICTORIA STREET, 039-131-016, C-2 COMMERCIAL ZONE, GENERAL PLAN DESIGNATION: OFFICES AND RESIDENTIAL (MST2009-00266)

The purpose of this discussion item was to inform the Planning Commission of proposed changes to the approved mixed-use development located at 34 W. Victoria Street. The previously approved project involved the demolition of the existing 20,125 square foot commercial building (formerly occupied by Vons supermarket) and associated parking lot, and the construction of a new mixed-use development containing 23,125 square feet of commercial space and 37 residential condominiums above an underground parking garage containing 78 parking stalls.

The applicant requested a Substantial Conformance Determination (SCD) to add approximately 3,437 square feet of floor area to the underground parking garage to allow for additional storage for the commercial uses. The footprint of the underground parking garage has also changed, and minor design changes have occurred as a result of Historic Landmarks Commission review. The proposal does not increase the building's footprint

or height. The request would require the City Council to approve an allocation of 3,437 square feet of new nonresidential square footage under the designation of Economic Development (SBMC§28.87.300).

The specific changes requested include:

- Adding 4,296 square feet of commercial storage (“back-of-house”) area to the basement to serve the public market and retail uses above;
- Eliminating some commercial floor area on the first floor (-903 s.f.);
- Adding three commercial parking spaces;
- Eliminating the “car share” use and converting those two assigned parking spaces to general commercial use; and
- Changing the layout of the basement to reduce construction costs, including pulling back from the property lines, moving the bike storage, rearranging the residential storage space, eliminating control gates, and enlarging the mechanical area.

The purpose of the discussion was to allow the Planning Commission and the public an opportunity to review the proposed changes to the approved project and provide input to the Community Development Director and City Council with regard to the SCD and Measure E requests, respectively.

The Environmental Analyst determined that the project can be found exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15332.

Case Planner: Allison De Busk, Project Planner

Email: ADeBusk@SantaBarbaraCA.gov

Phone: 805-564-5470, ext. 4552

Allison De Busk, Project Planner, gave the Staff presentation.

Brian Cearnal, Architect, was available to answer any of the Planning Commission’s questions.

Marge Cafarelli, Applicant, gave an update on the project and the pursuit of a LEED for Homes Platinum certification.

Chair Jostes opened the public hearing at 3:45 P.M., and with no one wishing to speak, closed the public hearing.

MOTION: Bartlett/Jordan

Assigned Resolution No. 007-11

1) Recommend approval of the Substantial Conformance Determination (SCD) request to the Community Development Director; and 2) recommend that City Council approve the Economic Development Project designation making Finding A defined in the Municipal Code definition for an Economic Development Project.

This motion carried by the following vote:

Ayes: 3 Noes: 2 (Jacobs, Lodge) Abstain: 0 Absent: 2 (Larson, Schwartz)

V. **NEW ITEM:**

ACTUAL TIME: 4:08 P.M.

APPLICATION OF SUZANNE ELLEDGE PLANNING AND PERMITTING SERVICES, ARCHITECT, FOR DAVID AND ANGIE MUÑOZ, 401 OLD COAST HIGHWAY, APN 015-291-011, C-P/R-2 RESTRICTED COMMERCIAL/TWO-FAMILY ZONES, GENERAL PLAN DESIGNATION: RESIDENTIAL 12 UNITS/ACRE (MST2010-00267)

The project consists of a proposal for a Conditional Use Permit (CUP) to allow an existing automobile repair business to operate in the C-P/R-2 zone and to permit the as-built alterations consisting of three auto lifts, 561 square foot interior mezzanine, roll-up door, to provide ADA accessibility, improve fire-rated construction, and modify site landscaping. The proposal addresses unpermitted use and other violations in enforcement case ENF2009-01437. The 561 square feet of non-residential square footage would be allocated from the minor addition category under SBMC§28.87.300.

The discretionary applications required for this project are:

1. A Modification to provide less than the 100 linear feet of frontage required (SBMC §28.92.110.A.2 and 28.94.030.V.3); and
2. A Conditional Use Permit to legalize an existing, unpermitted automotive service station use in the C-P zone. (SBMC §28.94.030.V)

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15301 (Existing Facilities)

Case Planner: Suzanne Riegler, Assistant Planner

Email: SRiegler@SantaBarbaraCA.gov

Phone: 805-564-5470, ext. 2687

Chair Jostes requested that the Planning Commission waive the Staff Report.

MOTION: Jordan/Lodge

Waive the Staff Report

This motion carried by the following vote:

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

Trish Allen, Suzanne Elledge Planning and Permitting Services, gave the applicant presentation.

Chair Jostes opened the public hearing at 4:16 P.M, and with no one wishing to speak, closed the public hearing.

MOTION: Lodge/Jacobs

Assigned Resolution No. 008-11

Approved the project, making the findings for the Modification and Conditional Use Permit, as outlined in the Staff Report, subject to the Conditions of Approval in Exhibit A of the Staff Report.

This motion carried by the following vote:

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

Chair Jostes announced the ten calendar day appeal period.

VI. ENVIRONMENTAL HEARING:

ACTUAL TIME: 4:19 P.M.

MISSION CANYON COMMUNITY PLAN DRAFT ENVIRONMENTAL IMPACT REPORT.

The Mission Canyon Community Plan (MCCP) is an updated land use planning document that replaces the 1984 Mission Canyon Area Specific Plan. The MCCP provides policies, development standards and actions to guide future buildout of the Plan Area using existing County Land Use densities and primary County Zone District designations to allow development of up to 157 new residential units, and for infrastructure improvements such as roadways and utilities. There are no land use designation and zoning classification changes proposed. This hearing would provide comments on the Draft Environmental Impact Report (EIR) for the County to address in their Final EIR.

Case Planner: Michael Berman, Project Planner
Email: MBerman@SantaBarbaraCA.gov

Phone: 805-564-5470, ext. 4558

Bettie Weiss, City Planner, gave the Staff presentation.

Chair Jostes opened the public hearing at 4:26 P.M.

Lisa Burns, Upper East Association, voiced concern with pedestrian safety between Mission Canyon and the Upper East Association boundary.

With no one else wishing to speak, the public hearing was closed at 4:31 P.M.

The Commissioners made the following comments:

1. Recollection was made to prior consideration of a roundabout near the Mission, however due to being in a Historic District, the Historic Landmarks Commission found that a roundabout would result in too many impacts to surrounding historic elements.

2. Suggested that the County policy discouraging development on ridge lines be made stronger since roads are narrow and do not provide ample turnaround area for Fire vehicles.
3. A traffic and circulation plan, collaborated on by the County and the City, is needed in the Mission Canyon area and should include cross town traffic that utilizes Foothill Road toward Mission Street or toward Los Olivos Street enroute to State Street. The plan should consider improved pedestrian access in the area.
4. Appreciation was expressed at seeing cultural resources beefed up in EIR analysis and the emphasis placed on connecting the steelhead linkages along the creek.
5. A different traffic threshold of .90 (LOS E) appears to be applied to the County versus the .77 (LOS C) threshold the City uses in its traffic analysis. Suggested that the lower (i.e. stricter) threshold be applied because much of the traffic generated in Mission Canyon flows through the City.
6. Expressed concern that requiring that development provide 3 parking spaces would increase the amount of grading required.

Seeing an additional speaker, Chair Jostes reopened the public hearing at 4:49 P.M.

Hillary Hauser, Heal the Ocean, stated that the DEIR language was vague and needs to be strengthened with regard to mitigation measures having to do with nitrates infiltrating to ground water. Ms. Hauser will submit all comments in writing.

Chair Jostes closed the public hearing at 4:53 P.M.

VII. ADMINISTRATIVE AGENDA

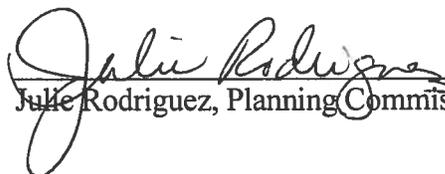
ACTUAL TIME: 4:54 P.M.

- A. Committee and Liaison Reports.
 1. Staff Hearing Officer Liaison Report
None was given.
 2. Other Committee and Liaison Reports
 - a. Commissioner Lodge reported that there was a concurrent Joint City Council and Water Commission meeting taking place. Bill Ferguson, Water Resources Supervisor, will provide a report to the Commission on April 21, 2011.
 - b. Commissioner Lodge provided a pictorial report on progress being made at the Airport., the St. Francis housing project, and the El Encanto Hotel.

VII. ADJOURNMENT

Chair Jostes adjourned the meeting at 5:00 P.M.

Submitted by,


Julie Rodriguez, Planning Commission Secretary

