



City of Santa Barbara Planning Division

PLANNING COMMISSION MINUTES

August 11, 2011

CALL TO ORDER:

Chair Lodge called the meeting to order at 1:00 P.M.

I. ROLL CALL

Chair Sheila Lodge, Commissioners Bruce Bartlett, Charmaine Jacobs, Mike Jordan, Stella Larson, and Deborah L. Schwartz.

Absent: Commissioner John Jostes

STAFF PRESENT:

Allison De Busk, Project Planner
N. Scott Vincent, Assistant City Attorney
Chelsey Swanson, Associate Transportation Planner
Kelly Brodison, Assistant 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 July 7, 2011
2. Resolution 013-11
1547 Shoreline Drive
3. Draft Minutes of July 14, 2011
4. Resolution 014-11
917 Paseo Ferrelo Road
5. Resolution 015-11
2547 Medcliff Road

MOTION: Larson/Jordan

Approve the minutes and resolutions as corrected.

This motion carried by the following vote:

Ayes: 6 Noes: 0 Abstain: as noted. Absent: 1 (Jostes)

Commissioner Jacobs abstained from the Minutes and Resolutions of July 7, 2011.

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

None.

- C. Announcements and appeals.

None.

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

Chair Lodge opened the public hearing at 1:04 P.M. and, with no one wishing to speak, closed the hearing.

III. NEW ITEM:

ACTUAL TIME: 1:05 P.M.

EX PARTE COMMUNICATION:

Commissioner Schwartz disclosed an ex parte communication with Nancy Leffert, President, Antioch University, regarding a private tour of the facility.

APPLICATION OF TRISH ALLEN, SUZANNE ELLEDGE PLANNING AND PERMITTING SERVICES, AGENT FOR THE HUTTON FOUNDATION, 602 ANACAPA STREET, APN 031-151-017, C-M (COMMERCIAL MANUFACTURING) ZONE, GENERAL PLAN DESIGNATION: GENERAL OFFICE/MAJOR PUBLIC INSTITUTIONAL (MST2011-00145)

The project consists of a proposal to construct a 3,626 square foot (sf) addition, completely within the existing first floor volume of an existing mixed-use building, to create classrooms and offices for Antioch University. In order to meet Antioch's deadline for classes in September 2011, the project was split into three phases, to allow for construction of improvements as soon as building permits could be issued. Phase 1 is being processed under BLD2011-00501 for an interior tenant improvement that does not require discretionary review. Phase 2 is being processed under MST2011-00105, and includes the demolition of a 1,691 square foot mezzanine, and construction of a 2,646 sf new second floor completely within the existing ground floor volume. Phase 2 will use the remaining 955 sf balance from the Small Addition category. Phase 2 requires Development Plan Approval (DPA) by the Architectural Board of Review. Phase 3 includes an additional 980 sf of second floor area, and retains the 1,691 square foot

mezzanine. Phase 3 would require DPA by the Planning Commission (PC) for cumulative non-residential additions exceeding 3,000 sf. The City Council approved a preliminary Community Priority allocation of 2,671 sf on May 17, 2011. If the timing allows, the applicant will eliminate the second phase, and proceed directly to PC for DPA for 3,626 sf of floor area (2,671 sf Community Priority + 955 sf Small Addition = 3,626 sf) prior to ABR approval of the architectural changes.

The discretionary applications required for this project are:

1. Design Review approval by the Architectural Board of Review.
2. A Development Plan to allow the construction of 3,626 square feet of nonresidential development (SBMC §28.87.300); and
3. A Final Community Priority Designation by City Council(SBMC§28.87.300)

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

Case Planner: Suzanne Riegle, Assistant Planner
Email: SRiegle@SantaBarbaraCA.gov

Phone: 805-564-5470, ext. 2687

Suzanne Riegle, Assistant Planner, gave the Staff presentation and presented the Commission with revised findings. Chelsey Swanson, Associate Transportation Planner was also available to answer any questions.

Nancy Leffert, President, Antioch University, gave introductory remarks.

Trish Allen, Susan Elledge Planning and Permitting Services, gave the applicant presentation, joined by Scott Shell, ATE.

Chair Lodge opened the public hearing at 1:27 P.M.

Steve Cushman, President, Santa Barbara Region Chamber of Commerce, spoke in support of the project.

With no one else wishing to speak, the public hearing was closed at 1:28 P.M.

Chair Lodge acknowledged receipt of a public comment letter from Paula Westbury, Santa Barbara, who was in opposition to the project.

The Planning Commission was supportive of Antioch University's commitment to the Santa Barbara community and its addition to the academic community.

MOTION: Schwartz/Larson

Assigned Resolution No. 016-11

Approved the project, making the revised findings for the Development Plan and recommendation to City Council for the Final Community Priority Designation, as outlined in the Staff Report and revised on August 11, 2011, subject to the Conditions of Approval in Exhibit A of the Staff Report.

This motion carried by the following vote:

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

Chair Lodge announced the ten calendar day appeal period.

IV. ENVIRONMENTAL HEARING:

ACTUAL TIME: 1:39 P.M.

APPLICATION OF JAY BLATTER AND JULIE GUAJARDO McGEEVER, AGENT FOR MALDONADO LIVING TRUST, 1820-1826 DE LA VINA STREET, APN 027-022-022, -023, -024, R-4 MULTI-FAMILY RESIDENTIAL ZONE, GENERAL PLAN DESIGNATION: HOTEL AND RESIDENTIAL, 12 UNITS PER ACRE (MST2009-00536)

The proposed project is a 40-unit Residential Care Facility for the Elderly (RCFE) designed to serve seniors suffering from Alzheimer's or various forms of dementia. Proposed construction includes a two-story, 24,128 net square foot building (25,400 gross sq. ft.). There is a sub-level cellar for food storage, laundry and mechanical equipment measuring 2,210 net square feet, and the first and second floors would be 8,581 and 13,337 net square feet, respectively. The project also includes 20 on grade parking spaces, of which 16 are covered and 4 are uncovered.

The existing structures on site are proposed to be demolished, including three houses (two of which are duplexes), two garages and one shed. Including attics, the floor area of the six existing structures totals 8,251 net square feet. There is an existing oak tree that is proposed to be preserved and included as part of the new site plan.

The purpose of the environmental hearing is to receive comments from the Planning Commission, interested agencies, and the public on the adequacy and completeness of the Draft Initial Study and Proposed Mitigated Declaration for the proposed project. Written comments on the Draft MND will be accepted through **May 12, 2011**.

No formal action on the development proposal or environmental document will take place at this hearing.

Case Planner: Kelly Brodison, Assistant Planner
Email: KBrodison@SantaBarbaraCA.gov

Phone: 805-564-5470, ext. 4531

Kelly Brodison, Assistant Planner, gave the Staff presentation.

Julie McGeever, Hochhauser & Blatter Architects, did not provide a presentation, but was available to answer the Commission's questions.

Chair Lodge opened the public hearing at 1:46 P.M.

Dawn Barnier, neighbor, expressed concern with traffic, parking, and noise associated with the project.

With no one else wishing to speak, the public hearing was closed at 1:58 P.M.

Commissioner's Comments:

1. Commissioner Jordan would like to see better information to support arguments made that the impact is less than significant or potentially significant but mitigable related to transportation (i.e. explain commercial deliveries, vehicle size, frequency, etc.); commented on the acceptability of the identified noise mitigation on the three units closest to the street; and requested additional information on the effectiveness of proposed mitigation for the large oak tree in the front.
2. Commissioners Bartlett and Lodge would like to see a more current Traffic Study that is applicable to this project and the understanding of the impact made by deliveries and the shuttle van logistics, as well as the impacts to traffic caused by employee shift changes. Commissioner Bartlett is not satisfied with the identified tree mitigation. Commissioner Lodge would also like to see more analysis on parking and trips and is concerned with the impact to the neighborhood.
3. Commissioners Jordan and Bartlett were not satisfied with the mitigation on the oak tree as being 3 5-gallon oak trees and would like mitigation that puts effort on not losing the tree and better mitigation. The mitigation for replacement should be box tree sizes equivalent to the current tree diameter.
4. Commissioner Schwartz does not see sufficient mitigation for what is seen as significant impacts to the immediate neighborhood. Would like to see more information about employees, visitors and deliveries and their impact on the street.

V. ADMINISTRATIVE AGENDA

ACTUAL TIME: 2:27 P.M.

A. Committee and Liaison Reports.

1. Staff Hearing Officer Liaison Report

Commissioner Larson reported on the Staff Hearing Officer meeting held on August 10, 2011.

2. Other Committee and Liaison Reports

- a. Commissioner Larson reported on a conflict in attending the Historic Element Committee Meeting and the Sustainability Committee

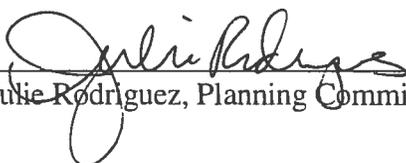
Meeting which both fell on the same date and within a half-hour start time. Asked the Commission for support in sharing liaison responsibilities for the Sustainability Committee.

- b. Commissioner Larson reported on the Historic Landmarks Commission meeting of August 3, 2011.

VII. ADJOURNMENT

Chair Lodge adjourned the meeting at 2:33 P.M.

Submitted by,



Julie Rodriguez, Planning Commission Secretary