



City of Santa Barbara Planning Division

PLANNING COMMISSION MINUTES

December 19, 2013

CALL TO ORDER:

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

I. ROLL CALL

Chair Mike Jordan, Commissioners Bruce Bartlett, John P. Campanella, Sheila Lodge, June Pujo, and Addison Thompson.

Absent: Commissioner Deborah L. Schwartz

STAFF PRESENT:

Bettie Weiss, City Planner
John Ledbetter, Principal Planner
Renee Brooke, Senior Planner
N. Scott Vincent, Assistant City Attorney
Rebecca Bjork, Water Resources Manager
Joshua Haggmark, Principal Engineer
Irma Unzueta, Project Planner
Sara Iza, Public Works Project Planner
Steven Greer, Project 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 December 5, 2013

MOTION: Lodge/Bartlett

Approve the minutes of December 5, 2013 as corrected.

This motion carried by the following vote:

Ayes: 5 Noes: 0 Abstain: 1 (Jordan). Absent: 1 (Schwartz)

2. PC Resolution 014-13
1222 Shoreline Drive

MOTION: Pujol/Lodge

Approve resolution 014-13.

This motion carried by the following vote:

Ayes: 5 Noes: 0 Abstain: 1 (Jordan). Absent: 1 (Schwartz)

3. Draft Minutes of Special Joint City/County Planning Commission Hearing
November 21, 2013

MOTION: Pujol/Bartlett

Approve the minutes of November 21, 2013.

This motion carried by the following vote:

Ayes: 6 Noes: 0 Abstain: 0 Absent: 0

4. PC Resolution 017-13
Recommendations to City Council on Mission Canyon Community Plan

MOTION: Bartlett/Pujol

Approve the resolutions as corrected.

This motion carried by the following vote:

Ayes: 6 Noes: 0 Abstain: 0 Absent: 0

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

None.

- C. Announcements and appeals.

Ms. Brooke made the following announcements:

1. City offices will be closed December 24, 2013 through January 1, 2014. Offices will reopen on January 2, 2014.
2. The Planning Commission meeting of January 9, 2014 will be cancelled. The first Planning Commission meeting will be held on January 16, 2014.

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

Chair Jordan opened the public hearing at 1:13 P.M. and, with no one wishing to speak, closed the hearing.

III. NEW ITEM:

ACTUAL TIME: 1:13 P.M.

APPLICATION OF THE CITY OF SANTA BARBARA PUBLIC WORKS DEPARTMENT, 520 E. YANONALI ST., APN 017-113-016 & 017-113-019, OM-1/OCEAN-ORIENTED MANUFACTURING AND S-D-3/COASTAL OVERLAY ZONES, LOCAL COASTAL PLAN DESIGNATION: MAJOR PUBLIC AND INSTITUTIONAL (MST2013-00388)

The project consists of the replacement of the existing Tertiary Filtration Plant for the production of recycled water at the El Estero Wastewater Treatment Plant. The existing tertiary filtration plant and related facilities encompass approximately 10,000 square feet of area. The project will demolish the existing 2,200 square foot granular media filter complex, and ancillary equipment, then construct a new 5,300 square foot complex, including a 2,900 square foot canopy. Construction and installation of replacement facilities will occur within the current tertiary filtration plant operations footprint. The new tertiary system will utilize microfiltration / ultrafiltration technology. The project will also include upgrades to chemical containment areas, the electrical system and the reclaimed water chlorine contact basin. The discretionary application required for this project is:

1. A Coastal Development Permit (CDP2013-00010) to allow the proposed project in the Appealable Jurisdiction of the City's Coastal Zone (SBMC §28.45.009)

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15302(c) (Replacement or reconstruction of existing utility systems and/or facilities involving negligible or no expansion of capacity).

Case Planner: Steven Greer, Project Planner

Email: SGreer@SantaBarbaraCA.gov

Phone: (805) 564-5470, ext. 4558.

Steven Greer, Project Planner, gave the Staff presentation. Rebecca Bjork, Acting Public Works Director, and Joshua Haggmark, Acting Water Resources Manager, were available to answer Planning Commission questions.

Don Cutler, PE, BCEE, CDM Smith, consultant for the City, along with Sara Iza, Public Works Project Planner, gave the Applicant presentation.

Chair Jordan opened the public hearing at 1:34 P.M.

The following people spoke in support of the project:

1. Hillary Hauser, Heal the Ocean, submitted written comments.

The following people spoke in opposition to the project or with concerns:

1. Dr. Edo McGowan, summarized his many written comments submitted and asked the Commission to seek a higher level of environmental review.
2. Dr. John Acherman, concurred with Dr. McGowan and referenced his comments recently published in the *Santa Barbara Sentinel*.

With no one else wishing to speak, the public hearing was closed at 1:51 P.M.

MOTION: Pujo/Lodge

Assigned Resolution No. 018-13

Approved the Coastal Development Permit, making the findings as outlined in the Staff Report, dated December 12, 2013, subject to the Conditions of Approval in Exhibit A of the Staff Report with the following revision to the Conditions of Approval:

1. An exterior lighting plan for tertiary plant operations shall be included for review by the ABR. The plan shall minimize potential impacts to dark sky and light shed to the adjacent Laguna Channel riparian habitat.
2. Include protection and maintenance of willows that were recently planted for screening along Laguna Channel west bank.
3. Final plans shall include a delineation of edge of the Laguna Channel riparian corridor boundary.
4. Project development shall be in conformance with the plans approved by the Architectural Board of Review.
5. All mechanical equipment shall be insulated and sound at the property line of any adjacent parcel used or zoned for residential, institutional or park purposes shall not exceed sixty A-weighted decibels using the Community Noise Equivalent Level (60 dB(A) CNEL).
6. Amend condition D.1.a. to reflect that the Master Drainage Plan shall be approved by the Creeks Division prior to final inspection of the project.

This motion carried by the following vote:

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

Dr McGowan's work was acknowledged by the Commission. Commissioners Lodge and Thompson requested Staff to participate in additional research regarding the concerns expressed by Dr. McGowan and to explore what may be feasible in the future.

Commissioner Campanella recommended that Public Works use more of the reclaimed treated water for the facility itself, and limit use at the golf course and other public green space. Recommended that Public Works examine the upstream sources of pollutants that are entering the sewer system and explore policies that might prevent them from entering the system.

Chair Jordan announced the ten calendar day appeal period and the extension of the appeal period due to the city's holiday closure to the end of day, Monday, January 6, 2014.

Chair Jordan announced a recess at 2:49 P.M. and reconvened at 3:04 P.M.

IV. DISCUSSION ITEM CONTINUED FROM DECEMBER 12, 2013

ACTUAL TIME: 3:04 P.M.

AVERAGE UNIT-SIZE DENSITY INCENTIVE PROGRAM

Staff will continue discussing with the Planning Commission the three process review options presented December 12, 2013, for rental projects developed under the Average Unit Size Density Incentive Program (AUD). The Planning Commission will forward a recommendation to the City Council.

Case Planner: Bettie Weiss, City Planner

Email: BWeiss@SantaBarbaraCA.gov

Phone: (805) 564-5470, ext. 5509.

Chair Jordan re-opened the public hearing at 3:04 P.M.

Lisa Plowman, SB4ALL, submitted and read written comments into the record.

With no one else wishing to speak, the public hearing was closed at 3:06 P.M.

Irma Unzueta, Project Planner, gave the Staff presentation.

Commissioner's comments on the scope of review of AUD projects: Commissioners Pujo, Campanella, and Jordan felt Planning Commission review of AUD projects should be limited to high density and priority housing overlay density tiers.

- Commissioners Bartlett and Thompson preferred no automatic triggers, but if AUD projects come to the Planning Commission, they should be limited to high density and priority housing overlay projects, and only for projects requesting modifications.
- Commissioner Lodge would like to see all AUD density tiers come to the Planning Commission.
- Most Commissioners agreed that not all high density and priority housing overlay projects should come for Planning Commission review.

Commissioner's comments on automatic triggers for Planning Commission review:

Number of Units:

- Commissioner Lodge could support eight units as the trigger.
- Commissioners Pujo, Bartlett, and Jordan could not support number of units as a trigger.

Size of Property:

- Commissioner Thompson and Bartlett did not support size of property as a trigger since there are not many vacant half acre and larger properties.
- Commissioner Lodge could support reviewing project sites of 10,000 square feet.
- Commissioner Pujo was in support of size of property because it is a fixed variable. Would like to see the trigger able to catch at least 20 % of the available inventory.
- Commissioner Jordan was in support of size of property as a trigger, but would like to have the trigger reach at least 25-30 % of the available inventory.
- Commissioner Campanella does not support an automatic trigger, but felt that the Planning Commission should not review anything smaller than 10,000 square feet.

Staff provided clarification on the square footage of a third acre as being able to accommodate approximately eight units. In response to the four vacant properties identified by Commissioner Campanella, Staff clarified that there are vacant and underdeveloped properties in the inventory that allow for more projects to qualify for review.

Four Stories

- Commissioner Lodge was in support of reviewing four story AUD projects.
- Commissioner Bartlett felt that this trigger was not needed since the Planning Commission already reviews any project over 45'.
- Commissioner Pujo did not support four stories as a trigger.

Environmental/Historic Constraints:

- Commissioner Pujo did not support this as a trigger and felt that the Historic Landmarks Commission (HLC) would be more appropriate for historic review.
- Commissioner Campanella felt that if a project required a full Environmental Impact Report (EIR) then the Planning Commission should review the full project.
- Commissioner Bartlett could support this trigger if a review board wanted to refer the project to the Planning Commission for review in balancing housing resources with historic resources.

Applicant Request:

- The majority of the Commissioners supported the Applicant's request for a Planning Commission review as a trigger.

Suspension (like Staff Hearing Officer):

- Commissioner Thompson did not support 'suspension' or 'pulling up prior to action' as triggers.
- Commissioner Bartlett did not support this trigger.

- Commissioner Jordan did not support this trigger; preferred a Planning Commissioner Liaison to the AUD process that could bring projects to the Planning Commission, similar to what exists for the Staff Hearing Officer.

“Pulling-up” prior to action

- Commissioner Bartlett did not support this trigger.
- Commissioner Pujo did not support this trigger and felt that only the applicant and the review board should be able to ‘bump up’ a project to the Planning Commission. Commissioner Jordan concurred.

Staff clarified that the existing ordinance gives the design review boards the ability to refer projects to the Planning Commission. The applicant also has the ability to take a project to the Planning Commission for concept review.

Commissioner’s comments on the action to be taken by the Planning Commission in a review:

- A majority of the Commissioners felt that the Planning Commission should offer comments only and not approval.
- Commissioner Lodge supported Planning Commission approval with specific findings.
- Commissioner Thompson did not support either action option and suggested that if the Council would like Planning Commission review, then AUD decisions made by the design review boards should be appealable to the Planning Commission action. Commissioner Jordan concurred.

Commissioner’s comments on when a Planning Commission review should occur:

- A majority of the Commission supported concept review prior to Planning Commission review.
- Commissioner Bartlett advocated for a joint review between the design review board and the Planning Commission.

Based on preliminary assessment of the Commission’s comments, Staff felt that the Commission was more closely aligned with Option One, on page 3, in the Planning Commission Staff Report dated December 5, 2013.

Commissioner’s comments on having an automatic trigger:

- Commissioners Lodge, Pujo, and Jordan were in support of having an automatic trigger.
- Commissioners Campanella, Thompson, and Bartlett were not in support of having an automatic trigger.

Commissioner's comments on appeals:

- Commissioners Campanella and Thompson felt that a third party appeal should come to the Planning Commission.
- Commissioner Thompson felt that any Planning Commission appeals could be appealed to City Council.
- The Commission was evenly split on whether or not the Planning Commission should hear appeals only on an intermediary basis.

Additional Commissioner's comments:

- Commissioner Pujo did not support having many triggers and preferred a clean, up-front expectation of Planning Commission review on some projects.
- Commissioner Thompson agreed that additional staff support, such as staff reports and site visits, should continue to be given to ABR and HLC.
- Commissioner Bartlett recommended that applicants be able to voluntarily request a joint Planning Commission and design review board concept review meeting.
- Commissioners Bartlett and Campanella requested that any changes to the review process not be made retroactive to projects currently being processed.
- Commissioner Pujo requested keeping timelines and additional AUD cost as low as possible.
- Commissioner Thompson asked that we keep operating under the current process until City Council directs otherwise.

Commissioner Jordan offered to represent the Planning Commission's position when this item goes before City Council.

V. **ADMINISTRATIVE AGENDA**

ACTUAL TIME: 5:27 P.M.

E. Committee and Liaison Reports.

1. Staff Hearing Officer Liaison Report

None was given.

2. Other Committee and Liaison Reports

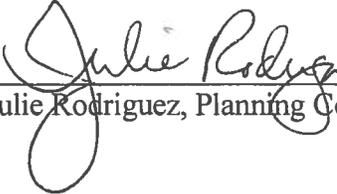
- a. Commissioner Lodge reported on the Historic Landmarks Commission meeting of December 18, 2013.
- b. Commissioner Thomson reported on the Single Family Design Review Board meeting of December 16, 2013.

- c. Commissioner Thomson reported on the Architectural Board of Review meeting of December 17, 2013.

VI. ADJOURNMENT

Chair Jordan adjourned the meeting at 5:30 P.M.

Submitted by,



Julie Rodriguez, Planning Commission Secretary

