



City of Santa Barbara Planning Division

PLANNING COMMISSION MINUTES

June 5, 2014

CALL TO ORDER:

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

I. ROLL CALL

Chair Deborah L. Schwartz, Commissioners Bruce Bartlett, John P. Campanella, Mike Jordan, Sheila Lodge, and June Pujo.

Absent: Commissioner Thompson

STAFF PRESENT:

Renee Brooke, Senior Planner
N. Scott Vincent, Assistant City Attorney
Stacey Wilson, Associate Transportation Planner
Dan Gullett, Project Planner
Kelly Brodison, 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 May 8, 2014
2. Resolution No. 010-14
1423 Shoreline Drive

MOTION: Jordan/Lodge

Approve the minutes and resolution as presented.

This motion carried by the following vote:

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

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 Schwartz opened the public hearing at 1:05 P.M.

Kate Schwab, Santa Barbara Downtown Organization, encouraged the Commission to attend First Thursday activities.

With no one else wishing to speak, the hearing was closed at 1:07 P.M.

III. **NEW ITEMS:**

ACTUAL TIME: 1:07 P.M.

A. **APPLICATION OF MARK MANION, ATTORNEY FOR PLAZA DEL ORO LLC, 351, 361, AND 371 SOUTH HITCHCOCK WAY AND 350 AND 360 SOUTH HOPE AVENUE, APN 051-240-004, E-3/PD/SD-2, ONE FAMILY RESIDENTIAL/PLANNED DEVELOPMENT/SPECIAL DESIGN DISTRICT TWO, ZONES, GENERAL PLAN DESIGNATION: COMMERCIAL/MEDIUM-HIGH DENSITY RESIDENTIAL (MST2013-00339)**

The Plaza Del Oro development is sited on a 2.96-acre lot known by the following addresses: 351, 361, and 371 South Hitchcock Way and 350 and 360 South Hope Avenue. The site is currently developed with three office buildings totaling 39,338 square feet (351 S. Hitchcock Way and 350 & 360 S. Hope Ave.), a 4,490 square foot restaurant with 80 seats (361 S. Hitchcock Way), a 8,162 square foot movie theater with 594 seats (371 S. Hitchcock Way), and a shared 147-space parking lot. The applicant is requesting to amend a 1976 condition that currently prohibits the theater from operating before 6:30 p.m. on weekdays or at any time when the offices are open.

The discretionary applications required for this project are

1. An Amendment to the Conditions of Approval for the site, required by the October 7, 1976 Board of Land Use Controls approval, related to the operating hours of the movie theater; and
2. A Modification to allow less than the required number of parking spaces on the site (SBMC §28.92.110.A.1).

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

Case Planner: Kelly Brodison, Assistant Planner

Email: KBrodison@SantaBarbaraCA.gov

Phone: (805) 564-5470, ext. 4531

Kelly Brodison, Assistant Planner, gave the Staff presentation.

Mark Manion, Attorney, and Scott Schell, Associated Transportation Engineers, gave the Applicant presentation. The Applicant team included Jeff Gorell, Architect, and Bob Cunningham, Landscape Architect. David Corwin, Metropolitan Theatres was available to answer any questions.

Chair Schwartz opened the public hearing at 1:19 P.M. and with no one wishing to speak, the public hearing was closed.

STRAW POLL:

Would the commission support a different start time or removal of a time restriction for operation of the theater?

- Commissioners Campanella, Lodge, and Jordan supported keeping the requested 1:30 P.M. start time.
- Commissioner Bartlett supported a start time of Noon.
- Commissioners Schwartz and Pujo preferred removal of a time restriction.

STRAW POLL

Would the Commission support a noon time restriction

- Commissioners Bartlett, Lodge, Jordan, Schwartz and Pujo supported a noon time restriction.
- Commissioner Campanella was not in support.

MOTION: Jordan/Lodge

Assigned Resolution No. 013-14

Approve the project, making the findings for the Amendment to the Conditions of Approval and the Parking Modification as outlined in the Staff Report, dated May 29, 2014, subject to the Conditions of Approval in Exhibit A of the Staff Report, with the following revisions to the Conditions of Approval:

1. Change the first sentence of Condition B.1. to read, "Due to potential parking impacts, the theater shall not operate before 12:00 noon on non-holiday weekdays. The theatre may operate on weekends and City holidays without restrictions as to time."

This motion carried by the following vote:

Ayes: 5 Noes: 1 (Campanella) Abstain: 0 Absent: 1 (Thompson)

Chair Schwartz announced the ten calendar day appeal period.

Chair Schwartz called for a recess at 2:06 P.M. and reconvened the meeting at 2:15 P.M.

ACTUAL TIME: 2:15 P.M.

B. APPLICATION OF SUZANNE ELLEDGE PLANNING & PERMITTING SERVICES FOR THE SANTA BARBARA MUSEUM OF NATURAL HISTORY, 2559 PUESTA DEL SOL, APNS 023-271-003 & -004; 023-250-039, -056, -066 & -068, COUNTY ZONING: 20-R-1 (SINGLE FAMILY RESIDENTIAL, 20,000 SQ.FT. MINIMUM LOT SIZE), CITY ZONING: E-1 (ONE FAMILY RESIDENCE), COUNTY GENERAL PLAN DESIGNATION: RES 1.8 (RESIDENTIAL, 1.8 DWELLING UNITS PER ACRE) CITY GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MAXIMUM DENSITY THREE DWELLING UNITS PER ACRE) (MST2014-00116)

The City received a request from the Santa Barbara Museum of Natural History (Museum) to initiate annexation of three Museum-owned parcels to the City: APNs 023-250-039; -066; and -068, totaling approximately five acres. Those parcels would be included in the Museum's Master Plan and subject to an updated and consolidated Conditional Use Permit for the Museum. While the Museum institutional complex is within the City, the City-County boundary bisects the land area owned and used by the Museum.

The Museum also requests a Planning Commission Concept Review of its proposed 10-15 year Master Plan, which anticipates the following improvements over that time period: improved accessibility and ADA compliance; full renovations to the Marine/Paleontology/Geology Exhibit Hall and restrooms, including an 82 square foot addition; full replacement of the butterfly exhibit; rehabilitation of Gould Hall; relocation of trash and recycling; new fencing; enhancements to existing outdoor activity areas; landscape improvements; native habitat restoration; mechanical equipment upgrades; and interior repairs to existing buildings. No operational changes to activities, programs or events are proposed. New improvements in the largely undeveloped area proposed for annexation include an enhanced bioswale with an associated boardwalk and overlook, and restoration of the woodland area with replacement of non-native plants with native plants.

In addition to annexation of the three Museum-owned parcels, staff requests that the Planning Commission initiate annexation of two additional privately-owned parcels, adjacent to the Museum property, located at 609 Mission Canyon Road (APNs 023-271-005 & -006), if the property owner consents.

Staff recommends a General Plan Designation of Low Density Residential (Maximum Density: Three Dwelling Units per Acre) and a Zoning Designation of E-1 (One-Family Residence Zone) for the five parcels considered for annexation.

Case Planner: Dan Gullett, Project Planner

Email: DGullett@SantaBarbaraCA.gov

Phone: (805) 564-5470, ext. 4550

Dan Gullett, Project Planner, gave the Staff presentation.

Luke Swetland, President and CEO of Santa Barbara National History Museum, and Suzanne Elledge, Suzanne Elledge Planning & Permitting Services, gave the

Applicant presentation. Susan Van Atta, Landscape Architect; Walter Shacht, Architect; and Barbara Barker, Museum Project Manager, were available to answer any questions.

Chair Schwartz opened the public hearing at 3:05 P.M.

The following people spoke in support of Initiating Annexation of the parcels:

1. Elizabeth Fowler, Santa Barbara Museum of Natural History
2. Virginia Guess, Santa Barbara Museum of Natural History
3. Garry Robinson read letter from Dennis Allen into the record
4. Kevin Snow, Mission Canyon Association
5. Valeria Velasco read a letter from Melinda Greene, neighbor

With no one else wishing to speak, the public hearing was closed at 3:16 P.M.

Chair Schwartz left the dais at 3:31 P.M. and returned at 3:34 P.M.

Concept review comments:

- Commissioner Jordan said he was pleased with the new project and the direction taken. Would like to see employee/staff housing onsite. Referenced Land Use Element Implementation Action LG15-4 and would like best practices developed for institutional uses in neighborhoods. Encouraged circulation improvements with the safe passage project, consistent with Circulation Element Implementation action C1-1. Would like to see more information on single high impact events and their impacts on the neighborhood. Would like a CUP that addresses the concerns from the neighborhood. Loved the idea of the elevated boardwalk and encouraged incorporation in more exhibit areas. Appreciated ADA considerations. Could support the creekside terrace, as the related offsets help balance needs and policies. Commissioners Lodge, Bartlett, and Campanella were supportive of the project and proposed annexation.
- Commissioner Pujo noted that the creekside terrace is highly unusual and unique and stated that documentation and analysis of the terrace will be important when the project returns for the Conditional Use Permit. Also stated that we can't apply a typical creek setback to this project. Looks forward to specifics on continued public access provided across the property from the San Roque neighborhood to the museum. Did not think that conservation easements were the only means of protection for the Woodland area and looked forward to assurances that something will be done to protect the sensitive habitat area.
- Commissioner Bartlett supports the Applicant's approach to address storm water management to the extent feasible. Suggested taking better advantage of spaces between buildings to address storm water runoff and

better enhance visitor experience. Suggested we need flexibility in City standards regarding creek setbacks at unique conditions of storm water management.

- Commissioners Bartlett, Campanella, and Schwartz did not support using a conservation easement to protect the environmentally sensitive habitat area with this project and encouraged staff and the applicant to use a different method for habitat protection with the Conditional Use Permit.
- Commissioner Campanella suggested additional raised boardwalk areas for greater visitor experience. Suggested looking at benefits of treating water on site before it runs into the creek instead of retaining on-site.
- Commissioner Schwartz stated that this is the best project for the site. Appreciates the elevated walkways and the pedestrian access they provide.

MOTION: Lodge/Bartlett

Assigned Resolution No. 014-14

Initiate Annexation of APNs 023-271-005 and -006 and APNs 023-250-039, 023-250-066, and 023-250-068 with a General Plan designation of Low Density Residential with a Maximum Density of Three Dwelling Units per Acre and a Zoning Designation of E-1, as outlined in Item V. of the Staff Report, dated May 29, 2014.

This motion carried by the following vote:

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

Chair Schwartz announced the ten calendar day appeal period.

IV. ADMINISTRATIVE AGENDA

ACTUAL TIME: 5:07 P.M.

E. Committee and Liaison Reports

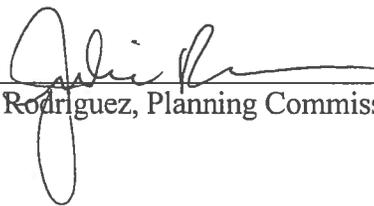
1. Staff Hearing Officer Liaison Report
 - a. Commissioner Jordan reported on the Staff Hearing Officer meeting of May 28, 2014.
2. Other Committee and Liaison Reports
 - b. Commissioner Lodge reported on the Parks and Recreation Committee meeting of May 28, 2014.
 - c. Commissioner Lodge reported on the Historic Landmarks Commission meeting of June 4, 2014.
 - d. Commissioner Campanella reported on the Sustainable Committee Meeting of May 19, 2014.

- e. Commissioner Campanella and Renee Brook, Senior Planner, reported on the Land Development Committee Open House meeting on June 5, 2014.
3. Report from the Chair
- a. Chair Schwartz reported on the Commission having met newly-hired Community Development Director George Buell.
 - b. Commission meetings of June 19, 2014 and July 3, 2014 will be cancelled.
 - c. Reminded the Community of the various activities taking place with First Thursday until 8 P.M.

V. **ADJOURNMENT**

Chair Schwartz adjourned the meeting at 5:15 P.M.

Submitted by,



Julie Rodriguez, Planning Commission Secretary

