



# City of Santa Barbara Planning Division

## PLANNING COMMISSION MINUTES

OCTOBER 1, 2015

### CALL TO ORDER:

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

### **I. ROLL CALL**

Vice-Chair John P. Campanella, Commissioners Jay D. Higgins, Mike Jordan, Sheila Lodge, and Deborah L. Schwartz.

**Absent: Commissioners Addison Thompson and June Pujo**

### **STAFF PRESENT:**

Allison De Busk, Project Planner  
N. Scott Vincent, Assistant City Attorney  
Hazel Johns, Airport Director  
Rob Dayton, Principal Transportation Planner  
Andrew Bermond, AICP, Project Planner  
Peter Brown, Mobility Coordinator  
Julie Rodriguez, Planning Commission Secretary

### **II. PRELIMINARY MATTERS:**

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

None.

B. Announcements and appeals.

None.

C. Review, consideration and action on the following draft Planning Commission Minutes and Resolutions:

1. September 3, 2015

### **MOTION: Jordan/Schwartz**

Approve the minutes as corrected.

This motion carried by the following vote:

Ayes: 5 Noes: 0 Abstain: 0. Absent: 2 (Pujo, Thompson)

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

Chair Campanella opened the public hearing at 1:01 P.M. and, with no one wishing to speak, closed the hearing.

### III. ENVIRONMENTAL HEARING:

#### ACTUAL TIME: 1:01 P.M.

#### AIRPORT MASTER PLAN DRAFT ENVIRONMENTAL IMPACT REPORT (EIR) HEARING

The purpose of this hearing was to take public comments on the Draft Environmental Impact Report for the Draft Airport Master Plan.

The proposed Master Plan consists of:

- Airfield Recommendations: Extension of Taxiway H to the west, parallel to the main instrument runway, restriping of existing paved areas, paving light lanes along taxiway edges, and relocating entrances and exits from the taxiway system to comply with Federal Aviation Administration (FAA) recommendations.
- North Landside Recommendations: Consolidation of general aviation operations to facilitate two Fixed Base Operator (FBO) lease areas on the northeast portion of the airfield to provide tenant and visiting private aircraft services and facilities, and support facility changes including the relocation of the Airport Maintenance Yard.
- Terminal Area Recommendations: Construction of a new Long Term Parking Lot south of the Airline Terminal to accommodate 1,315 new or relocated parking spaces, expansion of the Airline Terminal, and relocation of the south-side FBO.

Due to the proximity of the Goleta Slough to certain proposed projects in the Master Plan, it is likely that approval of a Local Coastal Program (LCP) amendment will be necessary for some of the proposed actions. An LCP amendment will, therefore, be considered along with the proposed actions, as appropriate.

The public review period began on August 31, 2015. **All comments on the Draft EIR must be received by Friday, October 30, 2015.**

Contact: Andrew Bermond, AICP, Project Planner

Email: [ABermond@SantaBarbaraCA.gov](mailto:ABermond@SantaBarbaraCA.gov)

Phone: (805) 564-5470, ext. 4549

Andrew Bermond, AICP, Project Planner, gave the Staff presentation.

Chair Campanella opened the public hearing at 1:20 P.M.

The following people commented on the project:

1. Mathew Clint Orr, California Country Dance Foundation, encouraged incorporating a regional dance hall auditorium at the intersection of Frederick Lopez and Hollister Avenue into the Airport Master Plan. He described a dance hall that would look like a barn and have plenty of parking. It would be used for dances and only serve beer or wine, no hard alcohol. It would be a regional draw and would be run by the California Country Dance Foundation.
2. Tom McGregor, Accurate Aviation, has been a tenant at the airport since 1984. He has heard that Atlantic Aviation will be knocked down for a parking lot. He is concerned with the increasing traffic generated by the parking lot and development in Goleta. Santa Barbara needs to deal with Goleta more on the issue of traffic. Santa Barbara Airport will not become the commercial airport that we think it will be.
3. Robert James Trimble, combat veteran, is concerned with bulldozing the hangar for a long-term parking lot on the south side of the Airline Terminal. As a veteran, he takes issue with the loss of the Marine Corps hangar and its history.

Carl Hopkins, Airport Commission Chair, made himself available to answer any of the Commission's questions.

With no one else wishing to speak, the public hearing was closed at 1:26 P.M.

Commissioner's Comments:

1. Commissioner Jordan appreciates the great job that staff has done the last four to five years and in identifying any impacts. He is happy to hear that there is only one Class One impact and thinks the mitigation plans for the other impacts are on track.
2. Commissioner Schwartz commended Ms. Johns, Mr. Bermond and the consultant team. The breadth and depth of issues are sufficiently laid out. Would like to see more done to utilize the Airport and make it an economic resource. She suggested adding flight-oriented attractions to the Airport for those that love flight and air and space. She also suggested inclusion of a restaurant or mini-museum to the Airport.
3. Commissioner Campanella thanked staff for the work done on the Draft Environmental Impact Report. It will serve as a foundation for future Airport projects. You are well set up to accomplish the work programs identified in the EIR and the EIR sets the foundation for making a case for overriding consideration in the future.

Chair Campanella called for a recess at 2:11 P.M. and reconvened the meeting at 2:18 P.M.

#### IV. CONCEPT REVIEW:

**ACTUAL TIME: 2:18 P.M.**

**DISCLOSURE:**

To avoid any actual or perceived conflict of interest, Commissioner Campanella disclosed that he had represented the developer on the adjacent project to the north of 15 S. Hope Avenue in the early 2000's. He was compensated for that project until 2006 and has no further financial interest in the developed project since then.

**APPLICATION OF KEN MARSHALL, DUDEK, APPLICANT FOR JOHNMAN HOLDING LLC, 15 S. HOPE AVENUE, APN 051-040-058, C-2/SD-2 (COMMERCIAL/"UPPER STATE STREET AREA" SPECIAL DISTRICT) ZONES, GENERAL PLAN DESIGNATION: COMMERCIAL/HIGH RESIDENTIAL (MST2015-00010)**

Proposal to demolish the existing 8,368 square-foot non-residential building and construct a 41,486 square-foot mixed-use development on a 33,910 square-foot lot. The project includes 592 net square feet of commercial floor area and 46 residential units (comprised of 11 studio units, 32 one-bedroom units, and 3 two-bedroom units) totaling 36,125 square feet plus ancillary space (lobby, office, storage, fitness room). The project would be developed as a four-story building with an underground parking garage, and a detached two-story residential. Parking would consist of 11 spaces at-grade and 40 spaces underground for a total of 51 parking spaces; 47 bicycle parking spaces are proposed. Vehicular access would be provided from Hope Avenue, and a four-foot sidewalk dedication would be granted. Approximately 6,900 cubic yards of excavation is anticipated for the underground garage. The project proposes a 45-foot setback from the top-of-bank of Arroyo Burro Creek to the first floor of the development, with the second, third and fourth floors cantilevering out up to 15 feet beyond that (closer to the creek). The project also includes creek restoration and more than 13,000 square feet of open space.

This is an Average Unit Size Density (AUD) Incentive Program Priority Housing development with a proposed density of 60 dwelling units per acre and with an average unit size of 785 square feet.

This project requires Planning Commission Conceptual Review because the lot size is more than 15,000 square feet and the project is being proposed under the Average Unit-Size Density (AUD) Incentive Program Priority Housing Overlay (SBMC §28.20.080).

The purpose of the concept review was to allow the Planning Commission and the public the opportunity to review the proposed project design at a conceptual level and provide the Applicant, Staff and the Architectural Board of Review with feedback and direction. The opinions of the Planning Commission may change or there may be ordinance or policy changes that could affect the project that would result in requests for project design changes. **No formal action on the development proposal was taken at the concept review, nor was any determination made regarding environmental review of the proposed project. The environmental review will be done prior to action on the project by the design review board.**

Contact: Allison DeBusk, Project Planner

Email: ADeBusk@SantaBarbaraCA.gov Phone: (805) 564-5470, ext. 4552

Allison DeBusk, Project Planner, gave the Staff presentation.

Darren Embry, Director of Community Development at Faring Capital, gave the Applicant presentation joined by Benjamin Anderson, R & A Architecture and Design. John Cuykendall, Dudek, was also present.

Chair Campanella opened the public hearing at 2:55 P.M.

Wm. Howard Wittausch, Architectural Board of Review (ABR) Member, distributed to the Commission seven points that the ABR made during their meeting held September 28, 2015. He did clarify that the ABR opposed the panhandle units with a 4/3 straw poll. This does not preclude use of panhandle units, but was more of a concern for the constraints of the site in that area. The units may not be very livable as there are no openings on the west side possible. The ABR asked that the Applicant study the tight space. The consensus of the ABR is that this is a large project that is moving in the right direction and the ABR found it to be compatible with Santa Barbara and the neighborhood in size, bulk and space. The ABR appreciates that the Applicant has worked with the ABR, and they will continue to work on the details.

With no one else wishing to speak, the public hearing was closed at 3:03 P.M.

Commissioner's comments:

Commissioner Jordan:

- Thinks overall the project is good. The location is perfect because it is close to transit, shopping, food, and services.
- The size bulk and scale is consistent with the surroundings and the neighborhood
- The architecture is interesting. Looking at the surrounding neighborhood, it shows that you do not need to do the classic Santa Barbara architecture, and can use 'fake' Santa Barbara architecture.
- Likes the building's articulation, but is not sure about the materials. Do not need to walk far to see other uses of other types of materials.
- Likes that this project is in a location where any overflow parking will not have an immediate negative consequence on other people. It forces the parking to work.
- Does not like having to make comments on hypothetical restoration projects where the restoration is not even before the Commission.
- It is not the setback distance from the creek that is important, but what is within the setback that is important. He does not like taking a leap of faith that the creek restoration plan will be good when he is being asked to balance project impacts against negative consequences.
- Need to get creek setback numbers correct. It must be a real setback. Cannot have people standing on a patio within the 45-foot setback zone and call it a 45-foot creek setback. There should be no improvements within the identified creek setback area.

- Recognizes that there is an inherent conflict in our policy on orientation toward and use and enjoyment of a watershed, versus protection. He errs on the side of protection and would like to see that the area of habitat restoration be restricted from entry or use.
- Concerned more with what is under the building cantilever. The party area is not consistent with a restoration area.
- Reiterated that this is a great area to apply the AUD Program.

Commissioner Lodge:

- This project provides the type of housing that was hoped with the AUD Program.
- Agrees with Commissioner Jordan's concerns on the setback and what happens in that area. There is other open space where residents can have recreation.
- The building cantilever seems excessive. She would prefer to see less of one.
- There is a conflict between Creeks Division and the Upper State Street Guidelines that encourage accessibility and pathways along creeks with wanting as little human activity as possible to protect wildlife.
- Agrees with Commissioner Jordan that creeks should be given priority, so she prefers protection of the creek over use of the area.
- The AUD program is experimental. If units are not really livable, the program will fail. She appreciated that the livability of the studios is being looked at.
- Skyline trees are very important, so she would like to see the Eucalyptus Citriadora tree remain and encouraged its preservation.
- Although this project is outside the El Pueblo Viejo (EPV) area, the ABR guidelines identify distinctive Santa Barbara architecture, as does the Upper State Street Study. This project does not say Santa Barbara architecture and is totally inappropriate. She would like to see the building without the tile. Without the tile, it would have more of an eastern Mediterranean cubistic look that does fit with Santa Barbara and would be very abstract and much more timeless.

Commissioner Schwartz: She is very enthusiastic and excited about this AUD project.

- The location and number of units, however they are laid out, are appropriate.
- The Land Use Element and Housing Element clearly lay out the policies and implementation strategies that make this a perfect site for AUD. The project provides the type of rental housing encouraged by the AUD.
- ABR will ultimately decide design. She typically is open to a wide array of architectural styles. There is an opportunity to slightly soften the design to blend in with the adjacent building.
- Upper State Street, and this block itself, looks and feels more commercial. It would not be appropriate to mirror or duplicate a style that is required in EPV. There is still a ways to go to soften this project. It has an urban feeling and look, which is appropriate on Upper State Street, but looks too hard.
- She does not have a problem with the coloring. It's more the materials and the flatness on Hope Avenue. Suggested working with ABR on softening the look.

- Strongly encourages reconsidering the need for the fitness room. It uses precious real estate when there are other fitness options in close proximity. It is a rental project, so the amenities don't need to be as robust.
- Comfortable with the proposed 45-foot creek setback. Protection of the creek area is most important. A strong deterrent to use of the creek setback area is really important. It will be important not to trample or utilize that area.
- Understands the concept of special units on the pathway, but is not sure if they will work. Wants to make sure that the area is not open to the public.
- The Applicant has done an admirable and acceptable job in pulling the building envelope back from the existing condominiums.
- Agrees with Dudek, that the neighborhood is diverse and highly commercial. The design is good, but this is a transitional site. This is an opportunity soften the design and to express a transition from hardcore Santa Barbara traditional Spanish style residential look to pure commercial.
- Bicycle parking facility needs to be secured but not completely walled off so that you do not know what is going on or what is placed behind the wall. There are many examples in Colorado of bicycle parking areas that are open, yet secured.
- Appreciates the respectfulness of an out-of area owner/developer and the project team.

Commissioner Higgins:

- Supports the project. It is in a fantastic location and suited for the objectives of the AUD Program.
- Would like to know who will be renting these units. Are there area employers that need housing.
- Thinks the panhandle units will be successfully rented, even if they're narrowed slightly in order to address the path width. Need to widen the pathway to make it more comfortable for walking to State Street businesses.
- Foresees that there will be a lot more cars on Hope Avenue.
- If it's a choice between housing and creek setbacks, this is the area to favor the housing because of its proximity to transit.
- Project lines up well with most City policies. However, he does not think that USS policy 2, building dimensions and spacing, applies here because it applies to properties along State Street.

Commissioner Campanella:

- The applicant is utilizing the density well here. There are a mix of units that, by size and orientation, can provide a broad rental range.
- Applicant has done a good job in balancing the design with keeping costs down.
- Plans show sensitivity with neighborhood architecture, buildings to the north, street scene, and what could be developed to the south. The open area at the south of the building will help the project blend in when the site to the south redevelops.
- This is an overlay neighborhood, designated for potential mixed use development. There are no historical resources in the area and no single family residences to

complicate the compatibility component. La Cumbre Plaza is an opportunity site for redevelopment so the area has significant potential for redevelopment.

- Smaller compact units are being built, but still require the same size window. Glazing will be a design challenge.

To assist Staff and the Applicant on consensus, the following straw polls were taken:

**Straw Poll 1: 5/0 in support**

Is the creek setback OK if it is increased to a 35-foot setback from the top of bank for habitat protection purposes only and precluding human access?

**Straw Poll 2: 5/0 in support**

Is the creek orientation OK?

**Straw Poll 3: 5/0 in support**

Is the pedestrian path OK if slightly wider and has an interesting design?

**Straw Poll: 5/0 in support**

If the design is softened, is the project consistent with the Upper State Street Study?

**Straw Poll 4: 5/0 in support**

Is use of panhandle units OK?

**Straw Poll 5: 4/1 in support (Lodge)**

Is the cantilever OK?

Commissioner Lodge would like to see the cantilever reduced.

**Straw Poll 6: 4/1 in support (Lodge)**

Is the project compatible with the neighborhood?

Commissioner Lodge does not think that the project, as designed, is compatible with the neighborhood.

**Straw Poll 7: 5/0 in support**

Study retention of the Eucalyptus Citriadora tree.

**Additional Comments:**

- Commissioner Schwartz agrees with Commissioner Jordan and suggested that the Housing Subcommittee work with Staff to define success criteria for the AUD.

Chair Campanella called for a recess at 5:00 PM and reconvened the meeting at 5:05 P.M.

V. **DISCUSSION ITEM**

**ACTUAL TIME: 5:05 P.M.**

**DRAFT 2015 BICYCLE MASTER PLAN**

This meeting was held for the Planning Commission (PC) to receive and review the Draft 2015 Bicycle Master Plan (BMP) table of contents, goals and policies in advance of the joint meeting with Transportation and Circulation Committee (TCC) scheduled for October 29, where the entire draft document will be reviewed.

Contact: Rob Dayton, Principal Transportation Planner  
Email: RDayton@SantaBarbaraCA.gov

Phone: (805) 564-5390

Rob Dayton, Principal Transportation Planner, gave the Staff presentation, joined by Peter Brown, Mobility Coordinator.

Chair Campanella opened the public hearing at 5:11 P.M.

1. Eve Sanford, Santa Barbara Bicycle Coalition, was pleased to see that the City is incorporating goals into the Bicycle Master Plan and encourages the City to build metrics into the goals for more effectiveness. Examples were provided.
2. Donn Longstreet was unable to stay and asked that his comments be read into the record. He stated that a primary policy need for the BMP is an effective interface with CalTrans to improve bicycle connections across State facilities like Highway 101. He asked that staff notify the Council in a timely manner to allow for contact with State agencies.

With no one else wishing to speak, the public hearing was closed at 5:16 P.M.

The Planning Commission was asked to comment on the following:

**Goal 1: Safety for all Road Users.**

- Commissioner Schwartz suggested that the BMP include measurable outcomes associated with our goals, and include timelines.
- Commissioner Higgins noted that how much implementation will cost will be important.
- Commissioner Campanella sees the need for the bicycle system to be more accessible for visitors. Encourages the same concentration of effort be made for visitors, as is being made for residents. Include families, too.
- Commissioners Jordan and Lodge asked that a paragraph be added to emphasize that improving the safety of cyclists will benefit everyone: cyclists, pedestrians and drivers. It needs to be something that someone in a car can support, not just a bike

rider. They would like the BMP to indicate the myriad of benefits it has to offer all road users, even those that don't ride bicycles.

- Commissioner Jordan suggested, once the BMP is adopted, having a working group that goes beyond bicyclist enthusiasts in order to guide BMP implementation. It could include someone from the Transportation and Circulation Committee (TCC), a Planning Commissioner, a Downtown Parking Committee Member, etc. that becomes a subset of TCC or another advisory group. The effort that is being put into this plan needs a wider set of participants, not just bike supporters.

Scott Vincent, Assistant City Attorney, left the hearing at 5:30 P.M.

Goal 2: Closing the Gaps in the Network.

- No comments were made.

Goal 3: Complete Streets & Multi-Modal Access.

- Commissioners Higgins and Jordan questioned the ambiguity in Policy 3.3 that states "other end-of-trip facilities" shall be required in private development. They asked Staff to define the term and how the policy would be implemented.
- Commissioner Higgins asked about Policy 3.5 and "equitable access" in relation to residents on the Riviera.
- Commissioner Jordan commented on the requirement for any new development to have bicycle storage, yet bicycle parking may not be well-designed and there is no way of knowing if storage areas are being used effectively. The Planning Commission needs guidance on what type of bicycle storage is secure and guidelines for how to incorporate appropriate bike parking for different types of new development. The Commission needs specificity so that it knows what to approve in future projects.
- Commissioner Schwartz felt that there were redundancies in the six policies under Goal 3 and asked that Staff look into having policies consolidated.
- Commissioner Schwartz wants to see collaboration and partnerships with other sectors (private, non-profit) included in the BMP to encourage and support building the BMP as a community-wide amenity.
- Commissioner Schwartz encouraged having a package of multi-modal resources that could be given to private development applicants to encourage development of bicycle solutions. This would be part of strategic outreach and communication.
- Commissioner Higgins asked that Staff look at Policy 3.3 and build in some flexibility for the different types of development projects. Suggested researching what types of commercial projects generate more bicycle demand, similar to a parking demand study.
- Commissioner Higgins asked staff to clarify the purpose of the policy geared to promote Santa Barbara as a bicycle friendly community.
- Commissioner Higgins suggested having bicycle racks/lockers at the Airport for cyclists that use the airport.

Goal 4: Develop Santa Barbara Style Bicycle Infrastructure.

- No comments were made.

Table of Contents:

- Commissioner Jordan noted that Impact Analysis is his main concern, and that's at the very end. It is the least developed section so far. That section should clearly reference back, by citation, to the impacts related to a goal or to the 20 projects that you will list; not just generic impacts.
- Commissioner Lodge suggested that "How to Use this Document" be moved closer to the front of the section "What is the Plan and why are we doing it?"
- Commissioner Schwartz asked for policy connectivity between the BMP and the General Plan goals and policies that support the BMP.
- Commissioner Higgins stated that many more people are using smart phones over reading printed documents and suggested that interactive web technology be used.

Mr. Dayton and Mr. Brown thanked the Commission and look forward to seeing the Commission again at the Joint Planning Commission and Transportation and Circulation Committee meeting on October 29, 2015.

**VI. ADMINISTRATIVE AGENDA**

**ACTUAL TIME: 6:00 P.M.**

A. Committee and Liaison Reports

1. Staff Hearing Officer Liaison Report

Commissioner Jordan reported on the Staff Hearing Officer meeting of September 16, 2015. He will report on the September 30, 2015 meeting next week.

2. Other Committee and Liaison Reports

- a. Commissioner Lodge reported on the Historic Landmarks Committee meeting of September 23, 2015.
- b. Commissioner Campanella reported on Architectural Board of Review meeting of September 28, 2015.
- c. Commissioner Campanella reported on the Sustainability Committee meeting of September 24, 2015.
- d. Commissioner Campanella reported on the Downtown Parking Committee meeting of September 10, 2015.
- e. Commissioner Campanella reported on attending a recent Housing Subcommittee meeting.
- f. Commissioner Campanella reported on the Multi-Design Guidelines Subcommittee meeting of September 29, 2015.

**VII. ADJOURNMENT**

Chair Campanella adjourned the meeting at 6:10 P.M.

Submitted by,



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Julie Rodriguez, Planning Commission Secretary