



City of Santa Barbara

Planning Division

PLANNING COMMISSION MINUTES

October 8, 2015

CALL TO ORDER:

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

I. ROLL CALL

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

STAFF PRESENT:

Beatriz Gularte, Senior Planner
N. Scott Vincent, Assistant City Attorney
Hazel Johns, Airport Director
Andrew Bermond, AICP, Project Planner
Kathleen Kennedy, Associate Planner
Suzanne Riegle, Associate Planner
Kathleen Goo, Commission Secretary

II. PRELIMINARY MATTERS:

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

None.

B. Announcements and appeals.

None.

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

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

III. CONCEPT REVIEWS:

ACTUAL TIME: 1:02 P.M.

A. APPLICATION OF SUZANNE ELLEDGE PLANNING AND PERMITTING SERVICES, AGENT FOR DIRECT RELIEF, 6100 WALLACE BECKNELL ROAD, APN 073-080-065, A-I-1 (AIRPORT INDUSTRIAL) ZONE, GENERAL PLAN DESIGNATION: AIRPORT (MST2014-00619)

The project consists of a proposal to construct a new 155,000 square foot (net) facility for Direct Relief, a nonprofit organization. The development includes a new 127,706 square foot (net) storage and distribution warehouse with an attached two-story 27,294 square foot (net) administrative office building, a secure truck yard loading area, and 162 parking spaces on a 7.99 acre parcel to be purchased from the City of Santa Barbara Airport. The existing six main buildings and five outbuildings would be demolished. A new public road is proposed to be constructed immediately south of the project site, which is located in Sub-area 3 of the Santa Barbara Airport Industrial Area Specific Plan (SP-6). The previous address was 6100 Hollister Avenue. The purpose of the concept review was to allow the Planning Commission and the public an opportunity to review the proposed project design at a conceptual level and provide the Applicant and Staff with feedback and direction regarding the proposed land use and design.

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 discretionary applications that will be required for this project are:

1. A Finding of Consistency with the Santa Barbara Airport Industrial Area Specific Plan (SP-6); and
2. A Development Plan for the allocation of 118,500 square foot of nonresidential development from the Community Benefit, Small Addition, and Vacant Property Categories (SBMC Chapter 28.85); and
3. Design Review Approval by the Architectural Board of Review (SBMC§22.68.020).

Contact: Kathleen Kennedy, Associate Planner

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Phone: (805) 564-5470, ext. 4560

Kathleen Kennedy, Associate Planner gave the Staff presentation. Hazel Johns, Airport Director, and Andrew Bermond, AICP, Project Planner were available to answer any questions.

Suzanne Elledge, Suzanne Elledge Planning and Permitting Services gave the Applicant presentation joined by Thomas Tighe, President and CEO of Direct Relief; Mark Linehan, Direct Relief Board member /Building Committee Chair (via video

recording); Michael Holliday, Architect, DMHA; Courtney Jane Miller, Landscape Architect; and Judy Partch, Direct Relief Director of Compliance and Human Resources.

Chair Thompson opened the public hearing at 1:32 P.M, and with no one wishing to speak, closed the hearing.

Commissioner's comments:

Commissioner Schwartz;

- Appreciates the services that Direct Relief has provided domestically and globally while operating on three non-contiguous properties that make for costliness and inefficiency. This is a unique opportunity to bring these three properties and uses together on one perfect location.
- The land use is highly compatible. Appreciates that of all the places that Direct Relief could have relocated to, that it chose to remain in the Santa Barbara area.
- Believes the land use is compatible and an excellent use of the land.
- The Applicant has responded to the requests made by the Architectural Board of Review (ABR) and is still making progress in these areas.
- Though this is a commercial structure, suggests from a landscaping perspective, as well as because it is facing Hollister Avenue, that there are ways to make this building more interesting. There is opportunity here for art, whether referencing cultural heritage, airport heritage, etc., and encourages the Applicant not to shy away from it.
- Appreciates the incorporation of as many green building design features as possible.

Commissioner Lodge:

- Agrees with Commissioner Schwartz in the incorporation of art.
- The proposal is thoughtfully considered and she looks forward to seeing it return for approval.

Commissioner Higgins:

- Echoed appreciation for the Applicant investing in the area and not relocating elsewhere.
- The land use is consistent. It is light industrial and inherently includes some production and manufacturing, all which necessitate distribution.
- The design of the project, as it has mitigated constraints, would be processed without an Environmental Impact Report (EIR). The Applicant and the team have done a great job in addressing environmental issues.

Commissioner Jordan:

- In preparing for the site visit, Commissioner Jordan, appreciated learning that Direct Relief has a local, as well as national role. This helped him in making a community benefit determination.
- Appreciates that the city's sale of this property will allow leverage for other development.
- Can make the development plan and the specific plan findings.
- Thinks that the single-signalized intersection is challenging, especially if a majority of people exiting will be turning left. He encourages the Applicant to consider what this will mean for exit/entry to the property and how it will relate to the new project directly in front of it.
- Would like to see bus stop improvements include seating and cover.
- Expressed appreciation for the team and its members.
- Would like to see low-impact development in the public parkway when addressing Storm Water Management. This is an opportunity to start from scratch.
- Agrees with Commissioner Thompson that, as a courtesy, it would be good to visit the Goleta Planning Commission.
- Suggested that to further support the community benefit, it would be helpful for the Applicant to provide a site visit of its current operations. It would help in providing greater appreciation of the current operational constraints and the services of the organization.

Commissioner Pujo:

- Supports the location for the noble use.
- Acknowledged the Applicant team for addressing issues up front and conducting studies in advance.
- Sees a substantial opportunity to include sustainable practices in the operation, including further bio-filtration, collecting roof run-off for use onsite and the potential use of gray water.
- On urban forestry goals, sees the Applicant is part way there with design, landscape and use of trees and would like to see this site as a model.
- On transportation demand management, would like to see a plan that works for multi-modal uses in daytime and for cafeteria use.

Commissioner Campanella:

- The finding of consistency is appropriate.
- The development plan for community benefit is definite.
- The design review is a long way there.
- Appreciates the purpose of Direct Relief and is proud that it is located in the community.
- Good to see that the Applicant is working with the future neighboring project in coordination of executing parkways, etc.

The Applicant team stated that it has kept the City of Goleta apprized of its plans and looks forward to returning to the Planning Commission.

Chair Thompson called for a recess at 2:54 P.M. and reconvened the meeting at 3:04 P.M.

ACTUAL TIME: 3:04 P.M.

B. APPLICATION OF JAN HOCHHAUSER, HOCHHAUSER BLATTER ARCHITECTURE AND PLANNING FOR 800 SANTA BARBARA STREET LLC, 800 SANTA BARBARA STREET, APN 031-012-028, C-2 COMMERCIAL ZONE, GENERAL PLAN DESIGNATION: COMMERCIAL/HIGH DENSITY RESIDENTIAL/PRIORITY HOUSING 37-63 DU/AC (MST2015-00023)

Conceptual review of a revised proposal to demolish the existing 1,965 net square foot, one-story non-residential building and construct a 20,083 square foot, three-story mixed-use building on an 18,568 square foot lot. The project consists of 1,383 square feet of commercial floor area and 23 residential units above a 12,682 square foot subterranean parking garage containing 27 parking spaces, storage, and service areas. This is an AUD Priority Housing development with a proposed density of 56 dwelling units per acre and with an average unit size of 775 square feet.

The subject property is located at the corner of De La Guerra and Santa Barbara Streets within El Pueblo Viejo District and immediately adjacent to El Presidio de Santa Barbara State Historic Park.

On May 14, 2015, the Planning Commission reviewed an earlier version of the design. Review by the Planning Commission was required 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 applicant has requested a Planning Commission Concept Review on the revised proposal.

The purpose of the concept review was to allow the Planning Commission and the public an opportunity to review the proposed project design at a conceptual level and provide the applicant, staff, and the Historic Landmarks Commission (HLC) with feedback and direction regarding the proposed land use, design, and General Plan consistency. **The project was being presented to the Planning Commission for concept review and comments only. No formal action was be taken on the project.** The HLC will be the decision-making body for this project.

Contact: Suzanne Riegle, Associate Planner

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Phone: (805) 564-5470, ext. 2687

Suzanne Riegle, Associate Planner, gave the Staff presentation.

Jan Hochhauser, Applicant, gave the Applicant presentation.

Chair Thompson opened the public hearing at 4:02 P.M.

Commissioner Lodge read a letter from Kellam DeForest stating that the Pearl Chase Society objects to such a massive and inappropriately designed building that lacks sensitivity to the historic location adjacent to the Presidio and the Historical Museum.

The following people commented on the project:

1. Mary Louise Days, Trust for Historic Preservation Board Member/Citizens Planning Association, expressed concerns regarding the plan being reviewed as entirely different than what the Historic Landmarks Commission (HLC) saw on August 12, 2015. This project should have gone to HLC before coming to the Planning Commission and should meet the development requirements in the General Plan. The Staff Report and Agenda descriptions are inconsistent.
2. Gordon Sichi, Anacapa School Headmaster, stated that Greg Parker had not seen the latest project revision and based his letter on the prior version that had been reviewed by HLC. The corner presents development challenges as it opens up to the Presidio and the town. Would like Mr. Parker's comment letter to be considered in protecting the school during demolition and development.
3. Ed Clark thinks that this is a great location and helps meet the City's need for apartments. There are many condominiums, but few apartments in town.
4. Commissioner Michael Drury, Historic Landmarks Commission, stated that it would be inappropriate to comment on the current revision as it has not been reviewed by the HLC. He stands by the comments made by the HLC on the prior revision.

With no one else wishing to speak, the public hearing was closed at 4:12 P.M.

Commissioner's Comments:

Commissioner Jordan:

- This is a step backwards and he agrees with Mary Louise Days that the presentation is a mess. The HLC has not seen this and he does not think the documents accurately reflect what is being presented. He believes that the Planning Commission's role is to look at the bigger picture of the Applicant's presentation to HLC August 12, 2015 and offer advice. This is not the position that the Commission has been put in and he does not appreciate being put in a different role.
- He cannot comment on the architecture as it appears to be a moving target.
- The setbacks, lower height, over-parked, reduced square footage, and argument for compatibility of other uses and sizes of buildings in the neighborhood are supportable.
- This project is such a moving target and poorly presented that he is hesitant to comment on it.
- From the concept review held before the Planning Commission May 21, 2015, the Applicant has taken care of the views, been respectful of neighbors, offers a land use that is more than consistent for the location with

the City's goals, but he is not happy with how it has been presented and how it has arrived to the Planning Commission.

- If the Applicant states that he has complied with all of the HLC's requests, then he feels he should return to the HLC.

Commissioner Higgins:

- The project is heading in the right direction.
- Pay attention to the HLC comments, work with the neighbors and do what you can.
- The interior unit is an opportunity. Though it does not have views outside, it is fine and similar to developments in European communities.
- He defers the architectural design to HLC, but it appears to match up with what is on De la Guerra Street.
- The streetscape interaction with De la Guerra is fantastic. The courtyard and placita are fantastic. He would prefer to see something a little more engaging or bigger, if possible. It is a great site for housing and he would love to live there.
- He is disappointed that there are not better exhibits or statistics that show an accurate bedroom count.
- He would encourage the Applicant to free up parking, or reduce the bedroom or unit count. Parking will be challenging.
- This is not the best site for maximizing residential density. Encourages getting more support from the neighborhood. This is an uphill battle.
- The straw polls from the May 21, 2015 Planning Commission hearing, show that the Applicant has not quite gotten there in the area of historic resources.
- Land use policies need to be adhered to. Policy LG 12.2.D. Community Character and Preservation needs to be addressed. Also, review Policies HR 2.2. for compatibility and HR 2.7. for development standards.

Commissioner Schwartz:

- Defended the process that allows for Applicants to call for concept reviews in between design board reviews.
- The balancing in this area of historic resources is key. She has not heard what would satisfy the Trust for Historic Preservation, given that it opposed a prior development for this site. Would ask opposition to this project to find a solution, rather than just opposition; present an alternative.
- When looking at historic resources in the immediate neighborhood, does not see a singular model, very varied. Sees examples that reflect intimacy. If we want intimacy, then we need to learn to live and work closer together. Need to consider lines of sight, physical distance, residential to commercial, etc. There are examples downtown of some of the concerns that have been voiced that are within historic resources.
- Appreciates the stepping back of the second and third stories and the reduction in the first story to break up the massing. Referenced visual simulation in slide 25.
- Agrees with Commissioner Higgins that this project is heading in the right direction.

- The interior unit, depending on how designed, can be a real jewel of a residential unit, depending on how it fits with the rest of the project.
- The mature trees are important. The screening with the natural environment and landscaping will be important to softening the view as you come up Santa Barbara Street. The view shed up to the mountains will remain important.
- Would like sensitivity with the third floor from blocking mountain views.
- Statistics need to be corrected before returning to HLC.
- Supports Staff's recommendation that the project complies zoning standards and is consistent with the General Plan's goals and policies for new rental housing projects.
- Urges HLC to broaden its scope of consideration while maintaining its core purview of protection, preservation and sensitive development to historic resources.

Commissioner Lodge:

- Agrees with colleagues that this project is heading in the right direction.
- It may not have been appropriate for this property to be included in the high priority AUD overlay area, but agrees that a project can be done here that is high density that does fit in the community and is sensitive to historic resources.
- Would like to see an interior unit that is livable and that one can see out from.

Commissioner Pujo:

- Reflected on her comments made during the first proposal in May 2015 and observed that some work has been done in this new proposal with the reduction of the height of the project. This has brought down the scale and introduces a new emphasis in celebrating a paseo theme. It is an interesting aspect, but not without challenges in design.
- The commercial component still falls short. Is even less than it was before.
- Need to investigate how the paseo feel will be protected as semi-public in perpetuity. She is not opposed to the approach.
- Potential conflict to the first floor units and everyday living and privacy issues in an area that is within a major intersection surrounded by historic buildings on all sides. Not sure how this can be resolved, but it is not quite there yet, especially with the units that face De la Guerra Street. Would like to see more attention to this, especially if the units remain.
- The Applicant is going in a direction that is trying to meet some of the prior concerns. Would say that the Applicant is about 25% there. The key is very serious design to accomplish what it takes at this important corner. This includes site design and connectivity to the public realm.

Commissioner Campanella:

- This is an opportunity site. The revised submission could comply with the AUD program and a priority overlay. It also shows that there are no

constraints on the site, historical or otherwise. He would like to make it an opportunity site for the historical landmark district and the Presidio.

- He would like to suggest that HLC and the Applicant try to make this the best thematic building and architecture with the Paseos with the characteristics of the historic district. Make this an example of what exists in the El Pueblo Viejo zone.
- The Applicant is getting there. Suggest that the Applicant stick with incorporating the guidelines. This could be a plus for the neighborhood.
- The rooflines are compatible with neighboring properties. Use the elevation and trees to the maximum extent possible so that people understand Santa Barbara architecture and the historic landmarks area.

Mr. Hochhauser appreciated the Commission's comments and concurred that this is an opportunity site for housing. He appreciated the guidance received before returning to HLC.

IV. ADMINISTRATIVE AGENDA

ACTUAL TIME: 4:53 P.M.

A. Committee and Liaison Reports

1. Staff Hearing Officer Liaison Report

Commissioner Jordan reported on the Staff Hearing Officer meeting of September 30, 2015.

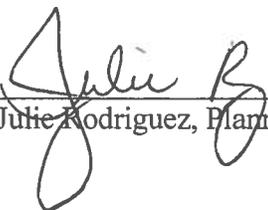
2. Other Committee and Liaison Reports

Commissioner Campanella reported on a joint meeting between the Downtown Parking Committee and the Transportation and Circulation Committee meeting held earlier that day.

V. ADJOURNMENT

Chair Thompson adjourned the meeting at 4:56 P.M.

Submitted by,



Julie Rodriguez, Planning Commission Secretary

