



City of Santa Barbara

Planning Division

PLANNING COMMISSION MINUTES

February 18, 2016

CALL TO ORDER:

Chair Campanella called the meeting to order at 1:01 P.M.

I. ROLL CALL

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

STAFF PRESENT:

George Buell, Community Development Director
Beatriz Gularte, Senior Planner
N. Scott Vincent, Assistant City Attorney
Dan Gullett, Supervising Transportation Planner
Kathleen Kennedy, Associate Planner
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. February 4, 2016
 - 2. Planning Commission Resolution No. 002-16
520 E. Yanonali Street
 - 3. Planning Commission Resolution No. 003-16
1 N. Calle Cesar Chavez

MOTION: Lodge/Schwartz

Approve the minutes and resolutions as corrected.

This motion carried by the following vote:

Ayes: 7 Noes: 0 Abstain: 0 Absent: 0

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

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

III. NEW ITEMS:

ACTUAL TIME: 1:04 P.M.

RECUSALS: To avoid any actual or perceived conflict of interest, Commissioner Campanella recused himself due to serving on the Garden Court Board of Directors.

Chair Campanella left the dais at 1:05 P.M. Vice-Chair Pujo conducted the meeting.

APPLICATION OF RRM DESIGN GROUP, ARCHITECT FOR THE HOUSING AUTHORITY OF THE CITY OF SANTA BARBARA, 251 S. HOPE AVENUE, APN 051-240-008, E-3/PD/SP-4/SD-2 (ONE-FAMILY RESIDENCE, PLANNED DEVELOPMENT, RANCHO ARROYO SPECIFIC PLAN AND UPPER STATE STREET AREA OVERLAY) ZONES, GENERAL PLAN DESIGNATION: COMMERCIAL/MEDIUM HIGH DENSITY RESIDENTIAL (15-27 DU/ACRE) (MST2014-00142)

The project consists of a proposal by the Housing Authority of the City of Santa Barbara for a new, four-story affordable housing development for very-low and low income senior residents on a vacant 1.76 acre lot adjacent to Arroyo Burro Creek. The proposal would be developed under the City's Average Unit-Size Density (AUD) Incentive Program and the City's Density Bonus Program with a proposed density of 51 dwelling units per acre. The project includes 89 studio apartments, one-bedroom manager's unit, kitchen, dining facilities, storage, and common areas (lobby/reception area, conference room, offices, gift shop, salon, and gym). The total building area is 52,858 square feet (gross). The average unit size is 332.5 square feet. The proposal included 34 uncovered vehicular parking spaces and 5 bicycle lockers.

The discretionary applications required for this project are:

1. A Recommendation to City Council for an Amendment to the Rancho Arroyo Specific Plan to allow Community Benefit Housing and Recreation/Open Space as the uses in Area A-2 (SBMC §28.08.010);
2. A Recommendation to City Council for a Zone Change for the Rancho Arroyo Specific Plan Area A-2 from E-3/PD/SP-4/SD-2 (One-Family Residence, Planned Development, Rancho Arroyo Specific Plan and Upper State Street Area Overlay)

Zones to R-3/SP-4/SD-2 (Limited Multiple-Family Residence Zone, Rancho Arroyo Specific Plan and Upper State Street Area Overlay) Zones (SBMC Chapters 28.10 and 28.92);

3. A Front Setback Modification to allow the building to encroach into the required front setback (based on AUD requirements for R-3) (SBMC §28.92.110);
4. An Interior Setback Modification to allow uncovered parking to encroach into the required interior setback (based on AUD requirements for R-3) (SBMC §28.92.110);
5. A Lot Area Modification to allow 89 affordable residential units and one manager's unit instead of 47 residential units on the subject property (SBMC §28.92.110 and SBMC §28.87.400);
6. A Parking Modification to allow 34 vehicle and 5 bicycle parking spaces instead of the required 90 vehicle and 90 bicycle parking spaces required for AUD projects (SBMC §28.92.110); and
7. Design Review Approval by the Architectural Board of Review (SBMC §22.68.020).
The project requires an environmental finding for a CEQA Guidelines Section 15183 Exemption (Projects Consistent with the General Plan).

Contact: Kathleen Kennedy, Associate Planner

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

Kathleen Kennedy, Associate Planner, gave the Staff presentation. Dan Gullett, Supervising Transportation Planner; and Cameron Benson, Creeks Restoration Manager, were also available to answer the Commission's questions.

Howard Wittausch, Architectural Board of Review (ABR) Member, stated that the ABR approved the project and liked what it brought to the community, particularly the creek restoration. The requested modifications make sense. ABR did have a concern with the size of the building and suggested that the third story be set back along the Hope Avenue elevation. The units lost from the third story could be added to the fourth floor. The building is well planned and well designed and in the character of Santa Barbara. Asked that the Planning Commission consider the size, bulk, and scale before modifying setbacks asking for specific setbacks at the higher stories.

Rob Pearson, HASB Executive Director and Garden Court Board Member, acknowledged HASB and Garden Court Staff and Board Members, before having Detlev Peikert, RRM Design, give the Applicant presentation. Gregor Patsch, Waterways Consultants, was also available for questions.

Chair Pujo opened the public hearing at 2:31 P.M.

The following people spoke in support of the project:

1. Don Longstreet, Former Board Member of Urban Creeks Council, was in support of habitat restoration

2. Mikey Flacks, Garden Court, does not think there is much of a difference between 42' and 50' for the creek setback. (she had comments about a housing crisis that should be included here)
3. Kathleen Rodriguez, Barranca Home Owners Association and Arroyo Burro Study Group, wants to see senior housing development and would like to see protection for creek restoration.
4. Jan Ingram, Cottage Health Parish Nursery, supports the project for its contribution to Seniors.
5. Zahra Hahar-Moore, Second Story Association, supported the project.

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

1. Rick Frickman, Urban Creeks Council, does not support the current plan, wants a larger creek setback and the creek setback issue resolved before approval.
2. Daniel McCarter, Friends of Arroyo Burro, submitted a watershed map and urged support of Creek restoration.
3. Trudi Carey, neighbor, supports bonus density but remains concerned with parking, setbacks, and heights.
4. Jan Bannister, neighbor, member of Creeks Advisory Committee, supports the project but not the number of modifications and echoed parking concerns. She does not support the parking modification or size and scale of the project with neighboring approved projects also being granted parking modifications.
5. James Hawkins, Heal the Ocean, appreciates retaining as much of the setback as possible and asks the Planning Commission to reclaim the 8' of parking on Hope Avenue and reduce the right of way to retain the possibility of restoration for Arroyo Burro. The proposed restoration is not possible as designed.

With no one else wishing to speak, the public hearing was closed at 2:55 P.M.

Chair Pujo called a recess at 2:56 P.M and reconvened the meeting at 3:06 P.M.

Commissioner Lodge left the dais at 5:40 P.M.

MOTION: Schwartz/Thompson

Assigned Resolution No. 005-16

A Recommendation to City Council for an Amendment to the Rancho Arroyo Specific Plan to allow Community Benefit Housing and Recreation/Open Space as the uses in Area A-2 (SBMC §28.08.010); and A Recommendation to City Council for a Zone Change for the Rancho Arroyo Specific Plan Area A-2 from E-3/PD/SP-4/SD-2 (One-Family Residence, Planned Development, Rancho Arroyo Specific Plan and Upper State Street Area Overlay) Zones to R-3/SP-4/SD-2 (Limited Multiple-Family Residence Zone, Rancho Arroyo Specific Plan and Upper State Street Area Overlay) Zones (SBMC Chapters 28.10 and 28.92.

This motion carried by the following vote:

Ayes: 4 Noes: 1 (Jordan) Abstain: 0 Absent: 2 (Campanella, Lodge)

Commissioner Jordan could philosophically support the project, but thinks this could have been a better project.

MOTION: Higgins/Schwartz

Assigned Resolution No. 005-16

Approve the project, making the findings for the Interior Setback Modification, Lot Area Modification, and Parking Modification, as outlined in the Staff Report, dated February 11, 2016, including the CEQA Exemption, subject to the Conditions of Approval in Exhibit A of the Staff Report.

The Commission deliberated and the motion was revised by the motion makers to include the following revisions to the Conditions of Approval:

1. Remove C.6. Senior Housing Restrictions and C.7. Required Redesign if Senior Housing Not Used.
2. Revise D.1. Creekside Native Habitat Enhancement Plan to read: A Creekside Native Habitat Enhancement Plan, including a Creek Restoration Maintenance and Monitoring Program (CMMP), shall be subject to the approval of the Creeks Division.
3. Revise E.2.b. Conservation Easement to read: The applicant shall dedicate and record a permanent conservation easement, in a form acceptable to the City Attorney, for the benefit of the City of Santa Barbara. The conservation easement shall be generally 60 to 80 feet wide measured easterly from the western property line (as depicted on Exhibit K to the Planning Commission Staff Report), in order to allow for future restoration of Arroyo Burro Creek. All proposed improvements in the conservation easement shown on the proposed site, depicted on Exhibit K, shall be allowed to remain at the time any future restoration project is constructed. The conservation easement shall be shown on plans submitted for building permit, and dedicated before issuance of the first project building permit.

This motion carried by the following vote:

Ayes: 4 Noes: 1(Jordan) Abstain: 0 Absent: 2 (Campanella, Lodge)

MOTION: Schwartz/Higgins

Assigned Resolution No. 005-16

Approve the project, making the finding for the Front Setback Modification, as outlined in the Staff Report, Section XI.B.2, dated February 11, 2016, subject to the Conditions of Approval in Exhibit A of the Staff Report.

This motion carried by the following vote:

Ayes: 3 Noes: 2(Thompson, Jordan) Abstain: 0 Absent: 2 (Campanella, Lodge)

Commissioner Thompson could not support the motion as he believed that the Front Setback Modification was not necessary because the creek setback could be reduced since the restoration will not occur.

Chair Pujo announced the ten calendar day appeal period.

IV. **ADMINISTRATIVE AGENDA**

ACTUAL TIME: 6:37 P.M.

Chair Pujo continued the Administrative Agenda to the Planning Commission meeting of March 3, 2016.

V. **ADJOURNMENT**

Chair Pujo adjourned the meeting at 6:38 P.M.

Submitted by,



Julie Rodriguez, Planning Commission Secretary