



City of Santa Barbara

Planning Division

PLANNING COMMISSION MINUTES

April 7, 2016

CALL TO ORDER:

Chair Campanella called the meeting to order at 1:02 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:

Beatriz Gularte, Senior Planner
N. Scott Vincent, Assistant City Attorney
Dan Gullett, Supervising Transportation Planner
Andrew Bermond, AICP, Project 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.

Ms. Gularte made the following announcements:

1. The Planning Commission's decision on 1427 San Miguel Avenue has been appealed to the City Council.
2. The Planning Commission's decision on 118 N. Milpas Street has been appealed to the City Council.

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

1. March 3, 2016
2. PC Resolution No. 006-16
941 Medio Road

3. PC Resolution No. 007-16
520 E. Yanonali Street

MOTION: Schwartz/Pujo

Approve the minutes and resolutions.

This motion carried by the following vote:

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

4. March 10, 2016
5. PC Resolution No 008-16
1427 San Miguel Avenue
6. PC Resolution No. 009-16
433 E. Cabrillo Boulevard

MOTION: Schwartz/Pujo

Approve the minutes and resolutions.

This motion carried by the following vote:

Ayes: 7 Noes: 0 Abstain: As noted. Absent: 0

Commissioners Jordan and Thompson abstained from the Minutes and Reso 009-16 related to 433 E. Cabrillo Boulevard.

7. March 17, 2016
8. PC Resolution No. 010-16
118 N. Milpas Street
9. PC Resolution No. 011-16
6100 Hollister Avenue

MOTION: Lodge/Schwartz

Approve the minutes and resolutions.

This motion carried by the following vote:

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

10. March 18, 2016 Special Meeting

MOTION: Higgins/Schwartz

Approve the minutes.

This motion carried by the following vote:

Ayes: 4 Noes: 0 Abstain: 0 Absent: 3 (Pujo, Jordan, Thompson)

- D. Comments from members of the public pertaining to items not on this agenda.
Chair Campanella opened the public hearing at 1:08 P.M. and, with no one wishing to speak, closed the hearing.

III. NEW ITEM:

ACTUAL TIME: 1:09 P.M.

350-352 HITCHCOCK WAY, APN 051-240-003, E-3/P-D/S-D-2 ZONES, GENERAL PLAN DESIGNATION: COMMERCIAL/MEDIUM HIGH RESIDENTIAL (MST 2014-00015 AND MST2015-00090)

The proposed project would subdivide an existing 5.08 acre lot at 350 Hitchcock Way into two lots; a 2.68 acre lot on the south (existing DCH Lexus of Santa Barbara) and a 2.80 acre lot on the north (proposed project site). The two lots would include a shared access easement for an existing automobile entrance at the proposed boundary between the two parcels. The proposed project lot includes a bicycle and pedestrian easement to the City of Santa Barbara granted on December 17, 2015.

The proposed project would also demolish a one-story automobile car dealership showroom and service center and construct a new 36,752-square foot two-story automobile dealership showroom and service center. On June 2, 2015 the City Council allocated 39,000 square feet of Community Benefit floor area for construction at the project site.

The proposed development includes an automobile showroom, office space, parts inventory storage, indoor vehicle storage and light maintenance area, and service bays. The project would provide 16 bicycle parking spaces and 99 automobile parking spaces; 58 standard, 29 valet indoor storage, 4 accessible, 6 clean air/vanpool, and 2 electric vehicle. The proposed project would employ a pager system to communicate with staff on site in order to avoid off-site noise impacts associated with a public address system. The project would also employ downward directional shielded light emitting diode (LED) outdoor lighting which would not introduce new off-site lighting in residential areas, but would expose Hitchcock Way and the adjacent auto dealership to minor increase in light pollution. This lighting system would be dimmed outside of operating hours (8:30 A.M.-8:00 P.M. for weekdays, 9:00 A.M.-7:00 P.M. for Saturdays, and 10:00 A.M.-6:00 P.M. for Sundays).

The discretionary applications required for this project are:

- A. A Tentative Subdivision Map to allow the division of one parcel into two lots (SBMC Chapters 27.07);
- B. A Development Plan to develop 36,752 square feet of Community Benefit non-residential floor area (SBMC Chapter 28.85);
- C. A Development Plan for a new automobile dealership in the Planned Development Zone (P-D) (SBMC Chapter 28.39).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15183.

Contact: Andrew Bermond, AICP, Project Planner
Email: ABermond@SantaBarbaraCA.gov

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

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

Maruja Clensay, Suzanne Elledge Planning & Permitting Services, Inc., gave the Applicant presentation.

Chair Campanella opened the public hearing at 1:30 P.M.

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

1. Joel Orr, Ardilla Drive neighbor, was concerned with the size, massing, and appearance of the project, and urged against any future bike bath by the berm.
2. Michael de Ponce, Ardilla Drive neighbor, was concerned with the 15 foot easement to the project and does not want his neighborhood to become a parking lot for dealership employees. He was also concerned with safety for children in the neighborhood, and the light maintenance on the second floor and the sound that would carry to adjacent neighborhood yards.
3. George Morales, Peach Grove Lane neighbor, shared the same safety concerns as the other speakers. The easement is not a safe passage for a bike path and Hitchcock is not a safe route to send bicycles.

With no one else wishing to speak, the public hearing was closed at 1:37 P.M.

STRAW POLL #1:

Should Lot 1 be required to submit a Landscape Plan to the Architectural Board of Review (ABR) and agree to maintain it as part of the approval of the Tentative Subdivision Map?

Ayes: 3 (Higgins, Lodge, Campanella) Noes: 4 (Thompson, Schwartz, Pujó, Jordan)

STRAW POLL #2:

Should Lot 1 and Lot 2 be conditioned to maintain landscaping according to the landscape plan approved by the ABR?

Ayes: 5 (Higgins, Lodge, Campanella, Schwartz, Pujó) Noes: 2 (Jordan, Thompson)

STRAW POLL #3:

Should a condition be included that states at the time that bike bath goes through the property, either the Applicant or the easement holder (City) mitigates for sound to the standards that exist in the Development Application?

The Commission's discussion surpassed completion of the poll.

MOTION: Thompson/Jordan

Assigned Resolution No. 012-16

Approved the project, making the findings for the Tentative Subdivision Map, Development Plan and Development Plan, as outlined in the Staff Report, dated March 30, 2016, subject to the Conditions of Approval in Exhibit A of the Staff Report with the following revisions to the Conditions of Approval:

1. Revise Condition B.4 Landscape Plan Compliance to include Proposed Lots 1 and 2.

2. Revise Condition E.3. Paging System. to replace 'avoids' with 'excludes'.

This motion carried by the following vote:

Ayes: 5 Noes: 2 (Higgins, Lodge) Abstain: 0 Absent: 0

Commissioner Lodge could not make the finding that the architectural style is compatible with the architectural style of the City.

Commissioner Higgins cannot support the motion if there is no added Condition B.10 that obligates the City or the owner to mitigate for noise that would be lost if the berm is gone.

With regard to community aesthetics and compatibility, Commissioners Schwartz and Pujo requested that Staff ask the Architectural Board of Review to review the glossy sheen exterior appearance of the project and consider softening the appearance to be more compatible with Santa Barbara.

Chair Campanella announced the ten calendar day appeal period.

IV. ADMINISTRATIVE AGENDA

ACTUAL TIME: 3:24 P.M.

- A. Committee and Liaison Reports
 1. Staff Hearing Officer Liaison Report

Commissioner Jordan reported on the Staff Hearing Officer meeting of March 30, 2016.
 2. Other Committee and Liaison Reports
 - a. Commissioner Lodge reported on the Historic Landmark Commission meetings of March 23, 2016, and April 6, 2016.
 - b. Commissioner Campanella reported on the Architectural Board of Review meeting of April 28, 2016.
 - c. Commissioner Campanella announced that it was First Thursday and encouraged everyone to attend the festivities.

V. ADJOURNMENT

Chair Campanella adjourned the meeting at 3:26 P.M.

Submitted by,



Julie Rodriguez, Planning Commission Secretary