City of Santa Barbara
Planning Division

PLANNING COMMISSION MINUTES

July 14, 2016

CALL TO ORDER:

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

I. ROLL CALL

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

Absent: Commissioner Sheila Lodge

STAFF PRESENT:

Beatriz Gularte, Senior Planner
N. Scott Vincent, Assistant City Attorney
Susan Reardon, Senior Planner
Allison De Busk, Project Planner
Chelsey Swanson, Associate Transportation Planner
Jennifer Sanchez, 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 Campanella opened the public hearing at 1:01 P.M. and, with no one wishing to speak, closed the hearing.

III. SUSPENSION OF STAFF HEARING OFFICER APPROVAL:

ACTUAL TIME: 1:01 P.M.

SUSPENSION BY THE PLANNING COMMISSION OF THE STAFF HEARING OFFICER'S APPROVAL OF THE APPLICATION OF MATTHEW BEAUSOLEIL, AB DESIGN STUDIO INC., ARCHITECT FOR FUNK ZONE PARKING, LLC; 200 HELENA AVENUE; APN 033-052-018; OC/SD-3 (OCEAN-ORIENTED COMMERCIAL/ COASTAL OVERLAY ZONES, GENERAL PLAN DESIGNATION: HOTEL AND RELATED COMMERCE II, LOCAL COASTAL PLAN DESIGNATION: HOTEL AND RELATED COMMERCE (MST2015-00289)

The project consists of the demolition of the existing 1,663 square foot one-story commercial building (of which 900 square feet is legally permitted) and 147 square foot detached shed (demolition permit issued April 14, 2016; BLD2016-00716), and construction of a new two-story 2,355 net square foot building with a roof deck. Maximum building height would be 27 feet, 3 inches. Nine parking spaces are proposed with access from Yanonali Street, and a valet parking lot of approximately 3,400 square feet is proposed with access from Helena Avenue.

The discretionary applications required for this project are:

1. A Coastal Development Permit (CDP20015-00010) to allow the proposed development in the Non-Appealable Jurisdiction of the City's Coastal Zone (SBMC §28.44.060); and
2. A Development Plan to allow the construction of approximately 1,308 square feet of net new nonresidential development (SBMC Chapter 28.85).

The project activity is within the scope of the 2011 General Plan and the Program EIR analysis for the General Plan. No further environmental document is required for this project pursuant to the California Environmental Quality Act (Public Resources Code §21083.3 and Code of Regulations §15183). City Council environmental findings adopted for the 2011 General Plan remain applicable for this project.

The Staff Hearing Officer approved the project at a public hearing on June 8, 2016. The Staff Hearing Officer's decision was suspended at the request of a Planning Commissioner in accordance with SBMC §28.05.020. The Planning Commission reviewed to affirm, reverse, or modify the decision of the Staff Hearing Officer after conducting a public hearing.

Contact: Allison DeBusk, Project Planner
Email: ADeBusk@SantaBarbaraCA.gov Phone: (805) 564-5470, extension 4552

Allison De Busk, Project Planner, gave the Staff presentation. Chelsey Swanson, Associate Transportation Planner, and Christy Foreman, Senior Plans Examiner, were also available to answer any of the Commission's questions.

Jarrett Gorin, Vanguard Planning, gave the Applicant presentation joined by Clay Aurell and Matt Beausoleil, Architects, from AB Design Studio

Chair Campanella opened the public hearing at 1:27 P.M. and, with no one wishing to speak, closed the hearing.

STRAW VOTE NO. 1

How many Commissioners are in agreement with keeping Condition B.8. as written?

Ayes: 5 Noes: 1 (Jordan) Abstain: 0 Absent: 1 (Lodge)

STRAW VOTE NO. 2

How many Commissioners agree that the intended use of the roof is not for people who park their cars in the valet parking lot?

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

STRAW VOTE NO. 3

How many Commissioners agree with the proposed language revision from Scott Vincent for Condition 9.a?

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

MOTION: Thompson/Higgins **Assigned Resolution No. 018-16**
Uphold the Staff Hearing Officer's approval with findings in Staff Memorandum, dated July 7, 2016, subject to conditions in the Staff Hearing Officer Resolution No. 038-16 with the following revisions:

1. Revise Condition B.7. to read: **B.7. Use Limitations Due to Parking.** Due to potential parking impacts, uses with a parking requirement of more than one space per 250 square feet (per the City's Parking Ordinance) are not permitted without further environmental, coastal and/or Staff Hearing Officer review and approval. This means that restaurants, wine bars, tasting rooms, etc., that are typically parked at a greater ratio of one parking space per three seats would not be allowed without additional analysis and potentially an amendment to the Coastal Development Permit, regardless of how many seats are shown on the tenant improvement plan. The intent is to do a realistic analysis of the number of seats/patrons that are likely to be in the tenant space. In doing this analysis, staff shall at a minimum consider the use, size, occupancy, layout and configuration of the tenant space. Prior to initiating a change of use (as determined by the Zoning Division) or change to the site layout, the Owner shall submit a letter to the Community Development Director detailing the proposal, and the Director shall determine the appropriate review procedure and notify the Owner.

2. Amend Condition B.9.a. to add "However, if the City adopts an ordinance that allows valet parking operations within the right-of-way, the owner or tenant(s) may propose valet parking operations within the right-of-way in a manner consistent with such ordinance."

3. Add Condition B.9.c. to read "A Building Permit is required for the valet drop-off site at the time of Building Permit review for the project. The drop-off site shall meet all applicable Planning, Building & Safety, and Transportation Division requirements, including, but not limited to, the number of required parking spaces, ADA loading and parking requirements, and consistency with the Parking Design Standards. If the

valet drop-off site changes to a different location in the future, a new building permit will be required for the new drop-off location."

This motion carried by the following vote:

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

Chair Campanella called for a recess at 3:10 P.M. and reconvened the hearing at 3:28 P.M.

IV. NEW ITEM:

ACTUAL TIME: 3:28 P.M.

APPLICATION OF JOE ANDRULAITIS, ARCHITECT FOR KAZALI TRUST, 116 CASTILLO STREET; APN 033-061-011; HRC-1/SD-3 (HOTEL AND RELATED COMMERCE/COASTAL OVERLAY ZONES; GENERAL PLAN DESIGNATION: HOTEL AND RELATED COMMERCE I; LOCAL COASTAL PLAN DESIGNATION: HOTEL AND RELATED COMMERCE I (MST2014-00388)

The project involves the demolition of the existing 8,208 net square-foot, 24-room motel, and construction of a new 14,458 square-foot three-story hotel containing 38 rooms. A total of 38 parking spaces would be provided in a parking garage and as uncovered parking. Access would be from two driveways along Castillo Street, similar to the existing access.

The discretionary applications required for this project are:

1. Interior Setback Modifications to allow encroachments into the required interior setbacks on the first and second stories adjacent to residentially-zoned parcels (SBMC §28.22.060 & SBMC §28.92.110.A.2).
2. A Coastal Development Permit (CDP2016-00007) to allow the proposed development in the Non-Appealable Jurisdiction of the City's Coastal Zone (SBMC §28.44.060);
3. A Development Plan to allow the construction of 5,281 square feet of net new nonresidential development at 116 Castillo Street (SBMC Chapter 28.85); and
4. A Development Plan for Transfer of Existing Development Rights to transfer 2,281 square feet of nonresidential floor area from 3714-3744 State Street (APNs 053-300-023, -031) to the project site (SBMC Chapters 28.85 and 28.95).

The project requires an environmental finding pursuant to California Environmental Quality Act Guidelines Section 15183.

Contact: Allison De Busk, Project Planner
Email: ADeBusk@SantaBarbaraCA.gov Phone: (805) 564-5470, extension 4552

Allison De Busk, Project Planner, gave the Staff presentation.

Joe Andrulaitis, Andrulaitis + Mixon Architects, gave the Applicant presentation, joined by Jack Kiesel, Kiesel Design.

Chair Campanella opened the public hearing at 3:50 P.M.

Jim Newman has no specific problems with the project, except that he owns a townhouse around the corner and has concerns about diminished property value because of view and light obstruction, so he was relieved to hear that setbacks from residential uses are considered.

With no one else wishing to speak, the public hearing was closed at 3:51 P.M.

MOTION: Jordan/Pujo **Assigned Resolution No. 019-16**
Approved the project, making the findings for the Interior Setback Modifications, Coastal Development Permit, Development Plans, and Transfer of Existing Development Rights, as outlined in the Staff Report, dated July 7, 2016 subject to the Conditions of Approval in Exhibit A of the Staff Report with the following revision to the Conditions of Approval:

1. Revise Condition E.4. to include no Saturday work unless defined as quiet.

This motion carried by the following vote:

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

Chair Campanella announced the ten calendar day appeal period.

V. ADMINISTRATIVE AGENDA

ACTUAL TIME: 4:34 P.M.

A. Committee and Liaison Reports

1. Staff Hearing Officer Liaison Report

   a. Commissioner Jordan reported on the Staff Hearing Officer meeting of July 6, 2016.

2. Other Committee and Liaison Reports

   a. Commissioner Thompson provided a status update on the Local Coastal Plan.

   b. Chair Campanella reported that the Planning Commission meeting of July 21, 2016 will be a discussion on the Average Unit-Size Density Incentive Program.

VI. ADJOURNMENT

Chair Campanella adjourned the meeting at 4:40 P.M.

Submitted after video review by,

Julie Rodriguez, Planning Commission Secretary