



City of Santa Barbara Planning Division

PLANNING COMMISSION MINUTES

January 6, 2005

CALL TO ORDER:

Chair Jonathan Maguire called the meeting to order at 1:25 p.m., and welcomed the two new commissioners, Stella Larson and George Myers.

ROLL CALL:

Present:

Chair Jonathan Maguire

Vice-Chair Bill Mahan

Commissioners, Charmaine Jacobs, John Jostes, Stella Larson, George C. Myers and Harwood A. White, Jr.

STAFF PRESENT:

Jan Hubbell, Senior Planner

Jessica Grant, Associate Planner

Kathleen Kennedy, Assistant Planner

Allison DeBusk, Associate Planner

Sarah J. Knecht, Assistant City Attorney

Liz N. Ruiz, Planning Commission Secretary

II. PRELIMINARY MATTERS:

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

Senior Planner Jan Hubbell requested continuance of Item III.D., the East Beach Mooring area project until the next Planning Commission meeting of January 13, 2005.

MOTION: White/Mahan

To continue the East Beach Mooring area project to January 13, 2005.

This motion carried by the following vote:

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

B. Announcements and appeals.

Ms. Hubbell welcomed Recording Secretary Liz Ruiz, and Assistant Planner Chelsey Swanson, Development Review, who was not present. She also informed the Commission that an appeal was received from Caltrans, and the 218 Santa Cruz appeal will be withdrawn.

Chair Maguire stated that a City Councilmember indicated to him that they would like one or two members of the PC to be at their next meeting regarding issues around the State Route 225 relinquishment study.

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

1. Myfanwy DeVoe spoke on the Veronica Meadow project.
2. Paul Hernadi expressed his thoughts on future City projects.
3. Jim Kahan found the luncheon meeting very informative and urged the PC to consider having them televised.

The public comment was closed at 1:36 p.m.

III. NEW ITEMS:

ACTUAL TIME: 1:36 P.M.

A. **APPLICATION OF LARRY THOMPSON, ARCHITECT AND AGENT FOR MARLIES MARBURG, PROPERTY OWNER; 1316 AND 1327 BATH STREET; APN: 039-121-020 AND 039-112-009; R-4- HOTEL-MOTEL-MULTIPLE RESIDENCE ZONE; GENERAL PLAN DESIGNATION: RESIDENTIAL – 12 UNITS PER ACRE (MST2001-00822)**

The proposal involves the conversion and partial demolition of a 468 square foot two-car garage to a 374 square foot hotel room for the Glenborough Inn. A 70 square foot addition is proposed to join the converted garage to the main building, which includes four existing hotel rooms. Proposed above the converted hotel room (Unit #5) is a 282 square foot hotel room (Unit #4). The former Unit #4 would be converted to a breakfast pavilion for the hotel guests. A 64 square foot gazebo is also proposed. Three uncovered parking spaces would be provided on site and two uncovered parking spaces would continue to be provided at the main site of Glenborough Inn located at 1327 Bath Street. The main site includes five additional bed and breakfast units. One of the existing parking spaces in a three car garage at 1327 Bath Street would be converted to a storage room resulting in a total of seven on site parking spaces.

The discretionary applications required for this project are modifications to allow Unit #5 to be located within the rear and interior yard setbacks, for the 70 square foot addition to be located within the interior yard setback, for Unit #4 to be located in the rear yard setback and for the converted storage room to encroach into the required rear yard

setback (SBMC §28.21.050 and SBMC §28.21.085).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Section 15303.

Ms. Jessica Grant, Associate Planner, gave the staff presentation.

Larry Thompson, Architect and Agent for the applicants, gave a presentation.

The public hearing was opened at 1:50 p.m., and with no one wishing to speak, it was closed.

Commissioners' questions and comments:

1. Asked if the alley behind this project was public or private.
2. Agreed that the modifications would work.
3. Felt it is an improvement to the neighborhood that the utilities be underground.
4. Felt it would be good to get rid of the overhead power lines, and noted that this project is so much nicer than what currently exists there.
5. Asked if a Structure of Merit Designation has been applied for.
6. Asked why Bed & Breakfast's are allowed in the R-4 zone.
7. Felt the project is appropriate for this site as it is a good design.
8. Felt the scale of the project is reasonable as you cannot see that it is two-story from the street, and would like to see more landscaping to screen the gazebo.
9. Asked about staff parking and clarification on the conditions.

Assistant City Attorney Knecht clarified that a condition to underground utilities has to be proportionate to the development being proposed. With the proposed scope of work, the project is not required per the City Ordinance to underground the utilities since the proposed addition is less than fifty percent of the existing floor area.

Mr. Thompson responded to the Structure of Merit designation question and stated his clients are okay with pursuing a Structure of Merit designation.

Ms. Grant noted the alley behind this project is private and stated staff supportability of modifications is handled on a case by case basis. In regard to staff parking, she said employees will park on the street or in guest parking if units are not occupied. There is no parking requirement for hotel employees in the Zoning Ordinance.

Susan McLaughlin, Transportation Planning, addressed the PC and stated that many guests do not drive a car when staying at a B&B and staff is allowed to park onsite. Ms. McLaughlin also stated that bus passes and/or recycling onsite were intentionally left out due to the size of project; however, they can be added.

MOTION: Jacobs/Mahan

Resolution No. 001-05A

To approve the setback modifications, make the findings outlined in the Staff Report, subject to the conditions of approval, adding that the applicant apply for Structure of Merit Designation, ABR

review the landscape plan, offer bus passes to employees and guests, allow staff to park onsite, and add recycling.

This motion carried by the following vote:

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

Chair Maguire announced the ten calendar day appeal period.

Chair Maguire stepped down at 2:10 p.m. to avoid the appearance of a conflict of interest, and Vice-Chair Mahan stepped in as Chair.

ACTUAL TIME 2:10 P.M.

B. APPLICATION OF VADIM HSU, ARCHITECT, AGENT FOR PAUL AND PATRICIA MULLIN, PROPERTY OWNERS, 624 MULBERRY AVENUE, APN 043-221-015, R-3: LIMITED MULTIPLE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: RESIDENTIAL, 12 UNITS PER ACRE (MST2004-00107)

The subject project involves a proposal for a new 851 square foot two-bedroom condominium unit, a new 473 square foot attached two-car garage and an attached one-car carport on a 5,000 square foot lot. The existing two-bedroom single-family residence of approximately 690 square feet would be converted to a condominium unit. An uncovered parking space adjacent to the existing single-family residence would remain. The existing 384 square foot garage would be removed.

The discretionary applications required for this project are:

1. Modification to allow the second story of Unit B to encroach into the required rear yard setback (SBMC§28.21.060); and
2. Tentative Subdivision Map for a one-lot subdivision to create two (2) residential condominium units (SBMC§27.07 and 27.13).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15301 (demolition of structures), 15303 (new construction of small structures), 15305 (minor modifications), and 15315 (minor land divisions).

Ms. Kathleen Kennedy, Assistant Planner, gave the staff presentation.

Mr. Vadim Hsu, Architect for the Applicants, presented an overview of this project.

Commissioners' questions and comments:

1. Asked about the alleys and how people in the back unit get to Mulberry (from back to front).
2. Asked what will happen to the existing utilities to the house.
3. Expressed concern regarding access from rear unit to Mulberry Avenue and suggested that ABR review the access.

4. Liked the small size of the project and the green building techniques used.

Mr. Hsu responded that the people in the back unit will use the driveway to get to Mulberry and stated all of the onsite utilities would be put underground.

The public comment was opened at 2:25 p.m., and with no one wishing to speak, it was closed.

MOTION: White/Jostes

Resolution No. 002-05

To approve the tentative map and modification for the second story, subject to the findings in the staff report and the conditions of approval as amended to include revisiting access to the back unit.

This motion carried by the following vote:

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

Chair Maguire returned at 2:30 p.m.

A portion of Item IV. Administrative Agenda: D. Election of Chair and Vice-Chair was taken out of order due to Commissioner White leaving prior to the next item.

MOTION: White/Jacobs

Commissioner White made a motion to nominate Chair Maguire as Chair and Commissioner Jostes as Vice-Chair.

This motion carried by the following vote:

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

The record will show Commissioner White left at 2:34 p.m. as to avoid the appearance of a conflict of interest.

ACTUAL TIME 2:34 P.M.

C. **APPLICATION OF SOPHIE CALVIN, AGENT FOR MITCHELL MOREHART, PROPERTY OWNER, 1237 E. COTA STREET, APN 031-190-016, R-1 ONE-FAMILY RESIDENTIAL ZONE AND R-2 TWO-FAMILY RESIDENTIAL ZONE, GENERAL PLAN DESIGNATION: RESIDENTIAL - 5 UNITS PER ACRE (MST2003-00697)**

The proposed project involves the subdivision of an existing 32,941 square foot lot into three parcels. Parcel 1, which contains the existing residence, is proposed to be 16,886 square feet, Parcel 2 is proposed to be 7,030 square feet, and Parcel 3 is proposed to be 9,025 square feet. No new residential development is proposed at this time, other than utility extensions and a new driveway.

The discretionary applications required for this project are:

1. Modifications to allow all three parcels to have less than the required 60 feet of frontage on a public street (SBMC § 28.15.080);
2. Waiver from the requirement that each lot created by a new subdivision shall front upon a public street or private driveway serving no more than two lots (SBMC §22.60.300); and
3. Tentative Subdivision Map (TSM) to divide one parcel into three residential parcels (SBMC Title 27).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Section 15315.

Allison De Busk, Associate Planner, gave the staff presentation.

Jessica Kinnahan, Planner, and Ms. Sophie Calvin spoke for the applicants.

The public hearing was opened at 2:50 p.m.

The following people spoke in opposition to the project:

Irene Rutledge
Ceci Murphy
Laura Benson
Laura Grandcolas

The public comment was closed at 3:09 p.m.

Commissioners' comments and questions:

1. Asked about setback requirements for a flag lot.
2. Asked if contours are correct in a lot like this, and what are the considerations regarding drainage.
3. Asked about required parking.
4. Not fond of these particular modifications, feels you are trying to cram too much into one area.
5. Pedestrian access along the south side of the driveway makes more sense.
6. Would like to see height restrictions and development envelopes to be more consistent with the neighborhood. Feels approval can be reached, but the project needs a lot of changes.
7. Not convinced that project is compatible with the neighborhood. Would like to see a two-lot project based on the topography and the rest of the neighborhood.
8. Would like to have applicant return after applicant has talked to neighbors regarding possible development envelopes.
9. Stressed it is the height they need to deal with, not number of stories.
10. Feels that when they get to a drainage design that is not typical; would like to ask for a second opinion, as he feels this item will be continued.

11. Question about potential build-out on similar parcels nearby. Suggest working with the adjacent flag lot owner to do a project together.
12. Schedule another site visit and drive around the streets of the neighborhood.
13. It was suggested that the item be continued, based on drainage questions, exploration of building and development envelopes including height limitations, pedestrian path along the south side of the driveway, consider a two-lot subdivision, protect stonework and the historical character of the neighborhood. Additionally, the oak tree driplines should be shown and excluded from the development envelopes

Ms. Hubbell responded that the setback for a flag lot is the same as for other parcels. Except in the narrow front part of the lot, the requirements for interior yard setbacks are used.

Victoria Johnson, Project Engineer, addressed the Commission in regards to drainage. She stated that staff had recommended pursuing drainage easements. The applicant tried to acquire such easements and was not able to do so. Instead, the applicant proposed retention basins and drywells, based on the report prepared by Flowers and Associates. The drywells and retention basins are designed for more than enough capacity for potential storm drainage.

Ms. Hubbell also stated there is a person who can validate the report that was submitted by Flowers & Associates. She also noted that pumps work quite effectively when they have emergency generators. She also clarified that a notice was not received by Ms. Benson because she recently moved to the area and updated addresses from County Assessor's Office can take months.

Ms. Kinnehan clarified the drainage issue and commended Flowers & Associates. She said next time they would be happy to come and speak as they are very reputable firm. She agreed to a time extension.

MOTION: Mahan/Jacobs To continue the item indefinitely. Request that the applicant revise the plans to clearly show the actual oak tree driplines, the revised proposal include building and development envelopes and height limitations, restudy the driveway/path configuration, restudy the number of lots proposed, including maintenance of the stonework and incorporate that character into future home construction, show locations of the proposed retention basins and drywells, and respect the driplines of the oak trees in the building envelopes. Additionally, request that the engineer attend the next hearing to explain the drainage proposal, and schedule another site visit so Planning Commission can drive through the neighborhood to review neighborhood compatibility.

This motion carried by the following vote:

Ayes: 6 Noes: 0 Abstain: 1 (Harwood B. White) Absent: 0

Chair Maguire recessed at 3:53 p.m., and the meeting resumed at 4:04 p.m.

IV. ADMINISTRATIVE AGENDA

A. Committee and Liaison Reports.

Commissioner Mahan attended the Historic Landmark Committee meeting on January 5, 2005 regarding the Granada Theater. It was the consensus of the Committee to leave the marquee the way it is. He noted the discussion was lengthy, and the issue was left up in the air, the vote was to basically leave it as is.

B. Review of the decisions of the Modification Hearing Officer in accordance with SBMC §28.92.026.

None were requested.

C. Appointment of 2005 Primary and Alternate Liaisons to City Boards and Commissions.

The Planning Commission made the following appointments:

Airport Commission

Charmaine Jacobs

Bill Mahan – Alternate

Airline Terminal Design Subcommittee

Bill Mahan

Charmaine Jacobs

Architectural Board of Review

Stella Larson

Charmaine Jacobs – Alternate

Creeks Rest. & Water Quality Imprvt. Program Citizen Advisory Committee

John Jostes

Harwood A. White, Jr. – Alternate

Downtown Parking Committee

George Myers

Jonathan Maguire – Alternate

Eastside Study Group

Jonathan Maguire

Harbor Commission

Harwood A. White, Jr.

Bill Mahan – Alternate

Highway 101 Improvements Design Subcommittee

Jonathan Maguire

Historic Landmarks Commission

Bill Mahan

George Myers – Alternate

Housing Policy Steering Committee

Bill Mahan

John Jostes

Charmaine Jacobs, Alternate

Mission Creek Design Subcommittee

Harwood A. White, Jr.

George Myers

John Jostes – Alternate

Neighborhood Preservation Ordinance Steering Committee

Charmaine Jacobs

Bill Mahan

Stella Larson – Alternate

Park and Recreation Commission

Harwood A. White, Jr.

Charmaine Jacobs – Alternate

Pedestrian Master Plan Technical Advisory Committee

Jonathan Maguire

Plaza De La Guerra Subcommittee

Bill Mahan

Charmaine Jacobs – Alternate

Process Improvement Liaisons

John Jostes

George Myers

Solid Waste Management Advisory Committee

Charmaine Jacobs

John Jostes – Alternate

Street Lighting Master Plan Subcommittee

Stella Larson

John Jostes – Alternate

Staff/Modification Hearing Officer Liaison

Harwood A. White, Jr.

Transportation and Circulation Committee

Jonathan Maguire

George Myers – Alternate

Underground Utilities Committee

John Jostes

Stella Larson, Alternate

Water Commission

Harwood A. White, Jr.

John Jostes – Alternate

Westside Community Group

Jonathan Maguire

George Myers – Alternate

V. ADJOURNMENT

Chair Maguire adjourned the meeting at 4:26 p.m.

Submitted by,

Liz N. Ruiz, Planning Commission Secretary