



# City of Santa Barbara

## Planning Division

### PLANNING COMMISSION MINUTES

JANUARY 13, 2005

#### **CALL TO ORDER:**

Chair Jonathan Maguire called the meeting to order at 1:14 p.m.

#### **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.

##### **Absent:**

None.

#### **STAFF PRESENT:**

Jan Hubbell, Senior Planner

John Ledbetter, Principal Planner

Susan Reardon, Project Planner

Victoria Greene, Project Planner

Bill Ferguson, Water Resources Supervisor

Steve Mack, Water Resources Manager

Rebecca Bjork, Wastewater System Manager

Sarah 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 announced Item #IV - 1240 W. Micheltorena will be continued and renoticed. No motion is needed. The Planning Commission meeting scheduled for January 20, 2005, has been cancelled due to a misnoticing for the 617 Garden Street project. All items scheduled for January 20<sup>th</sup> are being continued to the Special Meeting on January 27, 2005.

- B. Announcements and appeals.

None.

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

The public hearing was opened at 1:16 p.m., and with no one wishing to speak it was closed.

III. **DISCUSSION ITEM:**

**ACTUAL TIME 1:17 P.M.**

**GENERAL PLAN UPDATE 2030 – WATER SUPPLY AND SANITARY SEWER CONDITIONS, TRENDS, AND ISSUES (MST 2005-00002)**

Planning and Public Works Staff will present an overview of water supply and sanitary sewer conditions, trends and issues in the City. This presentation is the second in a series of baseline reports being prepared for the General Plan Update (GPU) 2030 process. The Planning Commission will be asked to review and comment on water supply and sanitary sewer trends and issues.

Ms. Susan Reardon, Project Planner, addressed the Planning Commission and briefly went over the four phases of the GPU 2030 process.

Mr. Bill Ferguson, Water Resources Supervisor, gave an overview of the Water Supply Conditions, Trends and Issues report.

Commissioners' questions and comments:

1. Questioned which parts were sold from the desalination plant and what would be involved in the reactivation of the plant.
2. Asked questions regarding the future reliability of the City's water supply. What the effect of siltation in both Gilbrator and Cachuma is, implications of groundwater pollution, conservation efforts.
3. Asked what percentage of ground water the City owns and who in the City grants private well permits.
4. Questioned the reliability of State water and what effect future population increases in the state would have on the City's supply.
5. Asked about the possibility of water banking.
6. Asked what staff would look at first to increase water supply and how long it would take to get on line.
7. Asked how the County split proposal would affect the City's water supply since the Cachuma Reservoir would be in the new County. Questioned the issues that may come up. Commission requested this issue be discussed in the report.
8. Requested information be added regarding the age of the water pipes, their condition, and replacement program.
9. Asked about potential conjunctive water use of ground water basins in the County.

10. Discussed importance of maintaining the 10% safety margin and assuring the right tools are in place to maintain margin.

Mr. Ferguson explained the Gibraltar Reservoir will eventually have a 1 – 2,000 acre-foot capacity. A pass-through agreement was signed that allowed the capacity as of 1989 to be transferred to the Cachuma Reservoir. The groundwater basins are full and are treated at a downtown plant. All basins are owned by the City and other agencies, with some private wells. There is enough water to meet State Water Project demand, but not enough storage capacity. Finally, he stated that it would cost about \$10 million to reactivate the desalination plant.

Mr. Steve Mack, Water Resources Manager, stated the Cachuma Operations Management Board is reviewing operational changes to extend the water supply by an additional year during droughts. He noted that, although the city has a contractual right to Cachuma water, having it in the new County would raise issues.

Rebecca Bjork, Wastewater System Manager, gave an overview of the Sanitary Sewer Conditions, Trends, and Issues Report.

Prior to the public hearing opening at 2:42 p.m., Chair Maguire announced that the Micheltorena project was being continued. The following people spoke with concerns about wastewater:

Dr. Edward McGowan, representing Surfriders, addressed the Planning Commission.

With no one else wishing to speak, the public hearing was closed at 2:47 p.m.

Commissioners' questions and comments:

1. Discussed issues related to odor control; types of odor control technology available; existing uses and zoning surround the El Estero; potential future uses, and discussed options to increase reclaimed water use.
2. Questioned whether El Estero has potential to generate electricity and the possibility of El Estero being self-sufficient in the future.
3. Asked questions about issues related to pathogens in the wastewater sources and how they are treated.
4. Would like to see a chart with the condition of pipes, age, and replacement.
5. Discussed sources and methods to control inflow and infiltration, and the effect private laterals have on inflow. Asked how the City compares with other communities on handling inflow and infiltration.
6. Encouraged Public Works staff to continue the annual open house held at El Estero as a way to educate the public.
7. Asked how our wastewater rates compare with neighboring communities.
8. Asked whether there were any plans to extend sewer main to the Braemar Ranch area and stated that the City needs to focus their efforts on getting everyone off septic.

Ms. Bjork indicated that recycled water is being implemented in parks, zoos, etc., and identified some barriers to increasing recycled water use. She indicated that they are addressing infiltration problems. North Lake Tahoe is the leader and has a program that has been in place for 15 years. There are about 10 communities in the state who have private lateral ordinances in place.

Ms. Bjork went on to say that projects are funded with wastewater rates. She noted that the City's wastewater rates are comparable to other cities except for Goleta. She indicated, at this time El Estero has an appropriate level of odor control. An Open House has taken place for the last few years; however, turnout has been low. This year's Open House is on February 23, 2005.

Ms. Hubbell addressed the zones around the wastewater plant.

Ms. Bjork explained that there is equipment on site which is generating about half of the electricity needed for El Estero. She noted that wastewater coming from the hospitals is treated at the plant, and the treatment is effective. She stated a daycare facility is at a higher risk for pathogens than a hospital.

Chair Maguire recessed at 3:33 p.m.

#### **IV. CONCEPT REVIEW:**

#### **APPROXIMATE TIME: 2:30 P.M. (THIS ITEM IS CONTINUED)**

#### **APPLICATION OF DAVID TABOR, AGENT FOR KATHERINE HAHN, 1240 W. MICHELTORENA STREET, APN 041-101-010, R-1 ONE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: RESIDENTIAL, 5 UNITS PER ACRE (MST2003-00458)**

This is a revised project. Proposal for a 1,440 square foot, three-story residence with an attached, 440 square foot garage on a 5,723 square foot vacant lot, located in the Hillside Design District. The proposal includes approximately 1,930 cubic yards of grading excavation under the main-building footprint and the construction of a 30 to 40 foot paved textured retaining wall behind the proposed structure. Modifications are requested for encroachments into the required front yard. Additionally, an encroachment permit will be required to allow improvements within the public right-of-way.

The purpose of the Concept Review is to allow the Planning Commission an opportunity to review the proposed project and design at a conceptual level and provide the Applicant and Staff with feedback and direction regarding the proposed design. No formal action on the development proposal will be taken at the Concept Review, nor will any determination be made regarding environmental review of the proposed project.

Upon review and formal action on the application for the development proposal, the proposed project would likely require the following discretionary applications:

1. Modifications to permit portions of the structure to be located within the required 15 foot

front yard setback (SBMC §28.15.060); and

2. Neighborhood Preservation Ordinance Compliance findings for development within the Hillside Design District (SBMC §22.68.070).

The Environmental Analyst has determined that the project requires the preparation of an Initial Study with further environmental review pursuant to the California Environmental Quality Guidelines Section 15063. This item is continued indefinitely.

Chair Maguire reconvened at 3:50 p.m.

## V. NEW ITEMS

### ACTUAL TIME: 3:50 P.M.

#### APPLICATION OF RON DALE, DALE CONSTRUCTION, AGENT FOR THE GAON FAMILY TRUST, PROPERTY OWNER, 6 SANTA CRUZ AVENUE, APN 045-185-001, E-3 ZONE DISTRICT, GENERAL PLAN DESIGNATION: RESIDENTIAL, 5 UNITS PER ACRE (MST2004-00551)

The proposed project involves additions to and remodel of an existing single story residence of 1,515 square feet with a one car garage, on a 7,389 square foot lot. The project includes a first and second story addition of 772 square feet of living area and a 199 square foot addition to the garage. The discretionary applications required for this project are:

1. A Modification to allow less than the required 1,250 square foot open yard area as defined by the Municipal Code (SBMC § 28.15.060); and
2. A Coastal Development Permit to allow the proposed development in the Appeals jurisdiction of the City's Coastal Zone (SBMC § 28.45.009).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Section 15301.

Ms. Victoria Greene, Project Planner, presented the staff report.

Ron Dale, Dale Construction, agent for the applicant, addressed the Planning Commission and noted that they did go to ABR and would like to go back to their original design. Owner Dennis Gaon objected to the requested sidewalk and parkway that Public Works is recommending they install. He is requesting the Planning Commission leave the area as is, or consider a granite type walk as installed across the street a few years ago. He noted that he canvassed the neighborhood and the majority of residents feel no sidewalk is needed.

The public hearing was opened at 4:10 p.m., and with no one wishing to speak, it was closed.

Commissioners' comments and questions:

1. Stated support for the project, but would like to see a sidewalk.
2. Said the Commission should require a sidewalk, but not a parkway.

3. Recognized the pattern of no sidewalks, but considers public safety requires the sidewalk. Would prefer a narrower sidewalk.
4. Supports the modification and feels the generic sidewalk is appropriate.
5. Supports the open yard modification and supports an all weather sidewalk.

At Commissioner White's request, the public hearing was reopened at 4:23 p.m., and Mrs. Susan Trescher, President of La Mesa Improvement Association, addressed the Planning Commission.

With no one else wishing to speak, the public hearing was closed at 4:26 p.m.

**MOTION: Mahan/White**

**Assigned Resolution No. 005-05**

Make the necessary findings to grant the Modification and approve the Coastal Development Permit, subject to the Conditions of Approval.

This motion carried by the following vote:

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

Commissioner Jostes voted No because he wanted a smaller sidewalk.

Chair Maguire announced the ten calendar day appeal period.

**VI. CONTINUED ITEM: (THIS ITEM IS CONTINUED TO JANUARY 20, 2005)**

**APPLICATION OF MICK KRONMAN (HARBOR OPERATIONS MANAGER) AGENT FOR CITY OF SANTA BARBARA WATERFRONT, P O BOX 1990, SANTA BARBARA, CA 93109 APN #017-191-0WF, HARBOR COMMERCIAL ZONE, GENERAL PLAN DESIGNATION: HARBOR(MST04-00809/CDP2004-00010)**

The project would set aside a 320-acre area where permits would be required to moor up to 48 boats. The mooring area would be outside the harbor off East Beach. City approved mooring equipment (ground tackle including an anchor, chain, and buoy) would be required and would be inspected annually. Each location for the mooring would be inspected prior to placement of the anchor to identify a 50-foot diameter circle within which no sensitive ocean floor habitat is located. This ocean floor and mooring equipment inspection would be repeated annually as a part of the permit process. If no sensitive habitat is found, the anchor would then be centered within the circle. If sensitive habitat is identified, the circle would be relocated until the circle does not include sensitive resources. Currently, mooring or anchoring is not permitted within 300 feet of the Wharf from April 1st through October 31st or within a half mile of the Wharf from November 1st through March 31st, by City Ordinance. Mooring is permitted in the proposed mooring area without any permit required by the City.

The discretionary application required for this project is a Coastal Development Permit (SBMC § 28.45.009) by the California Coastal Commission. The Planning Commission will make a recommendation to the California Coastal Commission on whether to approve or deny the project.

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Section 15308, Actions by regulatory agencies to protect the environment (MST2004-00809). This item is continued to January 20, 2005.

**VII. ADMINISTRATIVE AGENDA**

A. Committee and Liaison Reports.

A follow-up memo outlining appointments of the 2005 primary and alternate liaisons to City Boards and Commissions is forthcoming. For the Plaza de la Guerra Subcommittee, initially there were two primaries and one alternate appointed. However, the committee is requesting only one representative, so Commissioner Larson has agreed to step down; and Commissioner Mahan will be the primary and Commissioner Jacobs the alternate.

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

None.

C. Review and consideration of the following Planning Commission Minutes and Resolutions:

1. Minutes of October 14, 2004
2. Resolution No. 047-04
3. Resolution No. 048-04
4. Minutes of October 21, 2004
5. Resolution No. 049-04

**MOTION: Jostes/Mahan**

Move to adopt the minutes and resolutions as corrected.

This motion carried by the following vote:

Ayes: 4 Noes: 0 Abstain: 2 (Larson, Myers) Absent: 0

**VIII. ADJOURNMENT**

Chair Maguire adjourned the meeting at 4:37 p.m.

Submitted by,

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Liz N. Ruiz, Planning Commission Secretary