



City of Santa Barbara Planning Division

PLANNING COMMISSION MINUTES

February 3, 2005

CALL TO ORDER:

Vice-Chair John Jostes called the meeting to order at 1:10 p.m.

ROLL CALL:

Present:

Vice-Chair John Jostes

Commissioners, Charmaine Jacobs, Stella Larson, Bill Mahan, George C. Myers and Harwood A. White, Jr.

Absent:

Chair Jonathan Maguire.

STAFF PRESENT:

Jan Hubbell, Senior Planner

Kathleen Kennedy, Assistant Planner

Allison DeBusk, Associate Planner

Trish Allen, Associate Planner

Renee Brooke, Associate Planner

Roxanne Milazzo, Assistant Planner

N. Scott Vincent, Assistant City Attorney

Liz N. Ruiz, Planning Commission Secretary

II. PRELIMINARY MATTERS:

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

Ms. Hubbell announced Items V and VI are being continued indefinitely and will be renoticed.

B. Announcements and appeals.

None.

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

None.

III. CONSENT ITEM:

ACTUAL TIME: 1:13 P.M.

APPLICATION OF JYL RATKEVICH, ARCHITECT, AGENT FOR KATHLEEN DAGG AND RICHARD WEGER, PROPERTY OWNERS, 1429 OLIVE STREET, APN 029-022-008, R-3: LIMITED MULTIPLE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: RESIDENTIAL, 12 UNITS PER ACRE (MST2002-00531)

The subject project involves a proposal for a new 1,954 square foot, three-story, three-bedroom condominium unit with an attached 430 square foot two-car garage on a 6,250 square foot lot. The existing 1,206 square foot, one-story, two-bedroom, single family residence with an attached 240 square foot one-car carport would be converted to a condominium unit and an additional garage space would be provided. An existing elm tree would be removed.

The discretionary application required for this project is a 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 15303 (new construction of small structures).

MOTION: White/Mahan

Waive the presentation of the staff report.

This motion carried by the following vote:

Ayes: 5 Noes: 0 Abstain: 0 Absent: 2 (Jacobs/Maguire)

Chris Jacobs, Attorney and Agent for the applicants, requested that the construction hours begin at 7:00 a.m. instead of 8:00 a.m.

With no one wishing to speak, the public hearing was opened and closed at 1:17 p.m.

Commissioners' comments and questions:

1. Looked at the surrounding neighborhood and was swayed by the review of the Architectural Board of Review. Have to accept three-stories in the R-3 zone, especially where the grade is reduced. This was done on the Laguna Street project and the precedent has been set.
2. Suggested that after the framing and sheathing phases of the project are completed, quiet work only would be allowed from 7:00 a.m. to 8:00 a.m. Quiet work may be allowed on Saturdays as well. "Quiet work" to be specified in condition of approval.

MOTION: White/Mahan

Assigned Resolution No. 007-05

Moved to approve the project making the findings and subject to the conditions of approval, amended to allow quiet work Monday through Friday from 7:00 a.m. to 8:00 a.m. and on Saturdays after the framing and sheathing phases are completed on the project.

This motion carried by the following vote:

Ayes: 5 Noes: 0 Abstain: 0 Absent: 2 (Jacobs, Maguire)

Vice-Chair Jostes announced the ten calendar day appeal period.

IV. NEW ITEMS:

ACTUAL TIME: 1:19 P.M.

A. APPLICATION OF ALEX PUJO, AGENT, FOR DAVID, GLORIA AND TEM BOYLAN, 223 WEST PEDREGOSA STREET, 027-021-002, R-4, HOTEL-MOTEL-MULTIPLE RESIDENCE ZONE, GENERAL PLAN DESIGNATION: RESIDENTIAL – 12 UNITS PER ACRE (MST2004-00152)

The proposed project involves the construction of three new three-bedroom condominium units on a 9,155 square foot lot. The existing single-family residence and garage would be demolished. An attached two car garage is proposed for each unit.

The discretionary application required for this project is: A Tentative Subdivision Map for a one-lot subdivision for condominium purposes (SBMC §27.01).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Sections 15301, 15303 (b) and 15215.

Ms. DeBusk gave a brief presentation of the project.

Alex Pujo, Agent for the applicants, also gave a brief presentation of the project.

Rob Fowler, Landscape Architect, addressed the Planning Commission in relation to the landscaping.

Commissioner Jacobs arrived at 1:27 p.m.

With no one wishing to speak, the public hearing was opened and closed at 1:37 p.m.

Commissioners' comments and questions:

1. Questioned the landscaping around the tree(s).
2. Not certain that the open space around the units is useable.
3. Felt bungalow type elements add more charm to the porch facing Pedregosa Street. Suggest that rafter tails should show and add more detail to front as recommended by ABR.
4. Project is fairly dense, but works well for neighborhood.
5. Feels that the 7:00 a.m. start up time is okay for quiet construction work only, but no work before 8:00 a.m. until the framing and sheathing is complete.
6. Conditions should be contained on a sign and posted at the site.
7. A separate discussion on construction hours in general should be scheduled.

MOTION: Mahan/Larson

Assigned Resolution No. 008-05

Approve the project making the findings, subject to the conditions of approval, as amended below:

- Allow quiet construction between 7:00 a.m. and 8:00 a.m. after framing and sheathing is complete and that conditions are posted on a sign at the site.
- Use a more permanent pervious material around the oak trees than bark.
- Make design changes to Unit #1 to be more consistent with Spanish-style bungalows.

This motion carried by the following vote:

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

Vice-Chair Jostes announced the ten calendar day appeal period.

ACTUAL TIME: 2:05 P.M.

B. APPLICATION OF STEVE JOHNSON, AGENT FOR UNION PACIFIC RAILROAD (PROPERTY OWNER), 517 W. FIGUEROA , 039-010-010 , R-3, MULTIPLE FAMILY RESIDENTIAL ZONE, GENERAL PLAN DESIGNATION: RESIDENTIAL, 12 UNITS/ACRE (MST2004-00268)

The proposal involves a two-lot subdivision. Proposed Parcel 1 would be 0.765 gross acres (33,323 square feet) and proposed Parcel 2 would be 0.516 gross acres (22,477 square feet). Parcel 1 would continue to function as the Union Pacific Railroad operational right-of-way. Parcel 2 would potentially be developed with residential units, but the current project does not propose development.

The discretionary application required for the project is a Tentative Subdivision Map, SBMC §27.07, to create two parcels.

The Planning Commission will consider approval of the Negative Declaration prepared for the project pursuant to the California Environmental Quality Act Guidelines Section 15074.

Ms. Allen gave a brief presentation of this project.

Commissioners' comments and questions:

1. Asked if the drainage is year-round or seasonal and what required creek, drainage setback, and restoration would include.
2. Concerned about the lack of environmental review if future construction only requires ABR approval.
3. Hampering ABR's ability when approving "footprints" on projects like this.
4. Questioned bikeway easement.
5. Questioned small parcel which is owned by railroad.
6. The "notch" in the map underneath belongs to the State of California, not the City.
7. Asked, if notch were granted to applicant and applicant permitted the City or State to enter for maintaining the culvert, why the railroad would care.
8. Want the drainage from Figueroa to be treated like a creek and kept open.
9. Appreciates that applicant has taken on this project.
10. Incorporate into Conditions any future development will follow recommendations and the biological assessment.
11. Questioned the possibility of apartments turning into condominiums down the line.

Ms. Hubbell responded that the creek is seasonal, and there is a 25 foot setback. Environmental review includes the potential for future development and all conditions must be met. The map establishes a development envelope, not building footprints.

Steve Johnson, Applicant and Agent for Union Pacific Railroad, addressed the Planning Commission regarding the "notch" owned by the railroad which interrupts the bicycle easement.

Vice-Chair Jostes invited the applicant to come before the Planning Commission and give his presentation.

Mr. Johnson gave a brief presentation of the project.

Mr. Vincent stated he feels not only the City, but the State of California and Union Pacific Railroad would be very concerned as to the change of easement. Staff has taken a very conservative approach to this matter by analyzing a likely future project.

With no one wishing to speak, the public hearing was opened and closed at 2:51 p.m.

Commissioners' made the following comments:

1. Very good project; will benefit neighborhood, and creek and drainage.
2. Hopes this comes back and would like to see cross sections, and understand how this project integrates the drainage from Figueroa Street.
3. Supports mitigated declaration and subdivision.
4. Access and driveways should be taken as close to the railroad as possible.

5. Save urban creek interface.
6. One Commissioner asked if the bike path can be put along side of the creek so bikers can ride along the creek as opposed to the railroad tracks.

MOTION: Jacobs/Mahan

Assigned Resolution No. 009-05

Approve the Final Mitigated Negative Declaration and Subdivision Map making the findings outlined in the staff report with conditions as amended below:

- Changing the development envelope to minimize intrusion into creek or swale banks.
- Pursue, as feasible, a connection between the bike way easement on Parcel 2 and City Parcel to the south across land owned by Union Pacific.
- Specifically reference the Biological Assessment as part of Condition E.3.

This motion carried by the following vote:

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

V. ENVIRONMENTAL HEARING:

APPLICATION OF PEAK LAS POSITAS PARTNERS, 900-1100 BLOCK OF LAS POSITAS ROAD, APNs 047-010-016, 047-010-053 (A PORTION), 047-010-009, 047-010-011, AND 47-061-026; CURRENT COUNTY ZONING: 8-R-1 SINGLE-FAMILY RESIDENTIAL (8,000 SQ. FT. MIN. LOT SIZE), AND RR-20 RURAL RESIDENTIAL (20-ACRE MIN. LOT SIZE); CURRENT COUNTY COMPREHENSIVE PLAN DESIGNATION: RESIDENTIAL, 4.6 UNITS PER ACRE AND RESIDENTIAL RANCHETTE, ONE UNIT PER 20 ACRES (MST99-00608).

This item was continued indefinitely and will be renoticed.

VI. DISCUSSION ITEM:

APPLICATION OF PEAK LAS POSITAS PARTNERS, 900-1100 BLOCK OF LAS POSITAS ROAD, APNs 047-010-016, 047-010-053 (A PORTION), 047-010-009, 047-010-011, AND 47-061-026; CURRENT COUNTY ZONING: 8-R-1 SINGLE-FAMILY RESIDENTIAL (8,000 SQ. FT. MIN. LOT SIZE), AND RR-20 RURAL RESIDENTIAL (20-ACRE MIN. LOT SIZE); CURRENT COUNTY COMPREHENSIVE PLAN DESIGNATION: RESIDENTIAL, 4.6 UNITS PER ACRE AND RESIDENTIAL RANCHETTE, ONE UNIT PER 20 ACRES (MST99-00608).

This item was continued indefinitely and will be renoticed.

VII. ADMINISTRATIVE AGENDA

- A. Committee and Liaison Reports.

Commissioner Jacobs gave a report on the Parks and Recreation Commission. The Municipal Golf Course has come forward with its Master Plan, and the Arroyo Burro watershed will be improved in order to avoid flooding into Earl Warren show grounds. Discussed the ongoing arts and crafts fair parking problems along Cabrillo Blvd; they are looking at issuing parking permits for participants. The Arts and Crafts Fair celebrates their 40th anniversary on May 14, 2005.

Commissioner White also reported on the Parks and Recreation Commission and the Creeks Advisory Committee who met to discuss the Veronica Meadows project, and will take information back to their individual meetings and come up with recommendations.

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

Commissioner White commended the work that is being done by the Modification Hearing Officer.

VIII. ADJOURNMENT

The meeting was adjourned at 3:31 p.m. to a Joint Special Meeting on February 9, 2005.

Submitted by,

Liz N. Ruiz, Planning Commission Secretary