



City of Santa Barbara Planning Division

PLANNING COMMISSION MINUTES

March 17, 2005

CALL TO ORDER:

Chair Jonathan Maguire called the meeting to order at 1:16 p.m.

ROLL CALL:

Present:

Chair Jonathan Maguire

Vice-Chair John Jostes

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

STAFF PRESENT:

Jan Hubbell, Senior Planner

Renee Brooke, Associate Planner

Allison De Busk, Associate Planner

Chris Hansen, Building Inspector/Plan Check Supervisor

Jessica Grant, Associate Planner

John Ledbetter, Principal Planner

Susan Reardon, Project Planner

Debra Andaloro, Project Planner

Don Olson, Special Projects Manager

Karen Gumtow, Solid Waste Specialist

Ed Szeyller, Police Captain

Janaki Wilkinson, Fire Marshall

Mitch Vaughn, Acting Fire Chief

Myra Nicholas, Library Services Manager

Michael Grimes, Facilities Manager

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 noted 1298 Coast Village Road has been continued to April 7, 2005.

B. Announcements and appeals.

Ms. Hubbell informed the Planning Commission that Caltrans is sending a letter withdrawing their appeal.

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

There were none.

III. CONTINUED ITEMS:

(CONTINUED FROM JANUARY 6, 2005)

APPROXIMATE TIME: 1:18 P.M.

A. 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.

To avoid the appearance of a conflict of interest, Commissioner White stepped down at 1:18 p.m.

Allison De Busk, Associate Planner, gave a brief review of the project.

Jessica Kinnahan, Agent for the applicant, gave a presentation of the project.

Ron Rohr, Civil Engineer with Flowers and Associates, spoke about drainage issues.

Wes Barber, Flowers and Associates, talked about drywells.

Commissioners' comments and questions:

1. Asked about the capacity of the four drywells and if they are outside of the building envelope; asked what the filters are intended to do.
2. Asked whether the walkway and other improvements, which are part of the proposal, will be completed prior to the map recordation.
3. Asked whether or not driveway improvements end at Parcel 2.

The public hearing was opened at 1:57 p.m., and the following people spoke in opposition to the project:

Diane Benton
Laura Grandeolas
Elizabeth Gallery
Suzanne Fine
Lee Mirrer (Also read a letter from Sarah Finstirmaker)
Troy Lobdell
Ceci Murphy
Ric Grandcolas
Irene Rutledge
Laura Benson

With no one else wishing to speak, the public hearing was closed at 2:30 p.m.

Commissioners' comments and questions:

1. Asked when Parcel 3 is developed, who is responsible for connecting to the main driveway.
2. Stated the development envelope around the oaks should be squared off not circular.
3. Expressed concerns about 2-story houses, stating perhaps an understory is more appropriate for Lot 3.
4. Accepts drainage system; feels it will be an improvement.
5. Would like to see permeable pavement for driveway to Lots 2 and 3.
6. Feels 3 parcels would work in this area.
7. Feels Diana Road homes are a good model for future homes being built in area with regard to size and design.
8. Suggested setting an FAR figure to be including in conditions.
9. State a 2-lot project is preferred.
10. Suggested identifying open yard areas.
11. Feels tree preservation can be improved, and would like to see a Condition requiring fencing around the oak trees during construction.
12. Feels there is no traffic or noise issue.
13. Prefers one-story development if there are 3 lots.

14. Feels we're seeing a better project than we saw in January and thanked applicant for the scaling down of their project.
15. Three lots may reduce the size of new structures and is more compatible with the neighborhood.
16. Locate open yards toward Diana Road.
17. Wants to give strong direction to Architectural Board of Review about future development.
18. Torn between 2/3-lot split, and would like to see permeable surfaces.

Mr. Rohr gave a full explanation of the dry wells.

Mr. Vincent, Assistant City Attorney, commented on requiring Good Neighbor Guidelines. He feels it is not a good idea.

Ms. Hubbell noted that fire sprinklers are already included in the conditions.

Mr. Vincent cautions using FAR, he suggests that the Architectural Board of Review look at Diana Road and Diana Lane so as to look at real examples.

Chris Hansen, Building, Inspector/Plan Check Supervisor, spoke regarding code requirements related to drainage and sewage.

MOTION: Jostes/Mahan

Assigned Resolution No. 018-05

Move to make the findings and approve proposed subdivision, lot frontage modification and public road waivers based on conditions outlined by staff plus incorporation of all six applicant revisions which deal with the Architectural Board of Review outline on pg 2 of the staff report, designation of open yard area to be located in the vicinity of the westerly property line; require one guest parking stall on Lots 2 and 3, imposition of oak tree fencing during earth movement usage of permeable paving where consistent with fire requirements. Recommend the Architectural Board of Review use homes on Diana Road as a compatibility guide for architecture and size, and add maintenance of drainage facilities to condition A3.

This motion carried by the following vote:

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

Chair Maguire announced the ten calendar day appeal period.

Recessed at 3:30 p.m., and reconvened at 3:47 p.m.

Commissioner Jacobs left during the recess, and Commissioner White returned at 3:47 p.m.

(CONTINUED FROM MARCH 10, 2005)

APPROXIMATE TIME: 3:47 P.M.

B. APPLICATION OF GREGORY JENKINS, ARCHITECT FOR WILLIAM COOK, PROPERTY OWNER, 1655 SHORELINE DRIVE, APN 045-173-025, E-3/S-D-3 ONE FAMILY RESIDENCE AND COASTAL OVERLAY ZONES, GENERAL PLAN DESIGNATION: RESIDENTIAL, 5 UNITS PER ACRE (MST2004-00097)

The proposed project involves the addition of 852 square feet to the first floor and a 1,468 square foot second story on an existing one-story single-family residence, resulting in a 3,896 square foot residence with an attached 541 square foot garage and workshop on a 20,037 square foot lot.

The discretionary application required for this project is:

A Coastal Development Permit to allow the proposed development in the Appealable 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 (Existing Facilities).

Ms. Hubbell gave the Staff presentation.

Commissioners' comments and questions:

1. Stated they visited the site again, walked both sides of the street and concluded there is no significant public view, and feels everyone should be able to benefit from the view.
2. Agreed there is not much public view, but would like a peek.

Gregory Jenkins, Architect, submitted revised plans and addressed old and new concerns. He introduced his team, Richard Cousineau, Geologist, Eva Turnchalk, Land Use Planner, and Steve Maraconner, both with Hatch and Parent. Mr. Jenkins gave a brief slide presentation.

Mr. Cousineau addressed the Planning Commission.

Ms. Turnchalk spoke about the horseshoe driveways.

The public hearing was opened at 4:14 p.m., and the following people spoke in opposition to the project:

Brian Norling
Rebecca Cleary

With no one else wishing to speak, the public hearing was closed at 4:17 p.m.

Commissioners' comments and questions:

1. Convinced that the house is compatible to the neighborhood.

2. Understands the convenience of horseshoe driveways, but does not feel it is appropriate to the quality of the neighborhood.
3. Asked if there are records of accidents of people pulling out of these driveways.
4. Would like to see the curb cut eliminated and is ready to support without the horseshoe driveway.
5. Asked if this house is at the setback line.
6. Appreciates the project revisions, and supports the project.
7. Thanked the applicant for his stellar presentation and all the changes that were made.
8. Would not like the structure to go any further towards the cliff.
9. Thanked the applicant for lowering the chimneys.
10. Pointed out that there is a school zone in regards to speed on Cliff Drive.
11. Expressed support of the project due to reduction of mass, bulk, and scale on this project.
12. Asked if there is a policy in place in regard to the reduction of curb cuts.
13. Eliminating the horseshoe driveway maximizes landscaping, street trees and parkway landscaping; makes it less likely that cars will be left in front yard; driver backing out is more likely to stop and observe traffic and pedestrians; increases on-street parking; and is more consistent with Santa Barbara.

MOTION: White/Mahan

Assigned Resolution No. 019-05

Move to make the findings and approve the Coastal Development Permit, with amended conditions: 1) Communicate with the Architectural Board of Review to assure compatibility with the neighbor to the east, and have a single curb cut, 2) address native landscaping south of patio and splash block be repaired or reconstructed; 3) hand watering occur in the southerly cliff side area, leave the Architectural Board of Review to struggle with street tree issue, and 4) incorporate all of the geologist's recommendations.

This motion carried by the following vote:

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

Chair Maguire announced the ten calendar day appeal period.

IV. NEW ITEM

CONTINUED TO APRIL 7, 2005

APPLICATION OF JEFF GORRELL, LENVIK & MINOR ARCHITECTS, AGENT FOR JOHN PRICE, 1298 COAST VILLAGE ROAD, APN 009-230-043, C-1/LIMITED COMMERCIAL, R-2/TWO-FAMILY RESIDENTIAL, AND SD-3/COASTAL OVERLAY ZONES, GENERAL PLAN DESIGNATIONS: GENERAL COMMERCE AND BUFFER (MST2004-00493)(CDP2005-00003).

The applicant is requesting that the City initiate a Change in Zone for the northern portion of the subject property from R-2/SD-3 (Two-Family Residential/Coastal Overlay Zone) to C-1/SD-3 (Limited Commercial/Coastal Overlay Zone). The property is nearly bisected by two zone designations; approximately 7,150 square feet of the 18,196 square-foot lot is currently zoned R-

2 (Two-Family Residential) and the remaining 11,046 square feet, along Coast Village Road, is currently zoned C-1 (Limited Commercial). The Applicant's request would result in the entire property being zoned C-1. At this time, the discretionary application required for this project is an Initiation of a Zone Change (SBMC §28.92.015).

The Planning Commission will not be reviewing a specific development project related to the request for a Change in Zone. Therefore, no action on a project will be taken at this time, nor will any determination be made regarding environmental review of a proposed project.

This item is being continued to April 7, 2005.

V. DISCUSSION ITEM:

APPROXIMATE TIME: 3:36 P.M.

GENERAL PLAN UPDATE 2030 – CONDITIONS, TRENDS, AND ISSUES REPORTS (MST 2005-00002)

Planning Staff, with the assistance of other department Staff, will present Conditions, Trends and Issues Reports for the following topics: Solid & Hazardous Waste Management, Public Services (Police, Fire, & Library) and Buildings & Facilities, and Schools. This presentation is the third 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 these reports.

John Ledbetter, Principal Planner briefly reviewed the report.

Karen Guntow, Solid Waste Specialist, Public Works, spoke on waste.

Debra Andaloro, Project Planner, spoke in regards to public services (police, fire & libraries) and schools.

Susan Reardon, Project Planner, spoke on various city buildings which the City owns and maintains.

With no one wishing to speak, the public hearing was opened and closed at 5:21 p.m.

Ms. Andaloro informed the Planning Commission that several staff members were in the audience and available for any questions that they might have. She introduced Ed Szeyller, Police Captain, Santa Barbara Police Department, Janaki Wilkinson, Fire Marshall, Santa Barbara Fire Department; Mitch Vaughn, Acting Fire Chief, Santa Barbara Fire Department; Myra Nicholas, Library Services Manager, Santa Barbara Library Department; Don Olson, Special Project Manager, City Administrator's Office; and Mike Grimes, Facilities Manager, Public Works.

Commissioners' comments and questions:

1. Suggested policies be defined to motivate change and compel citizens to take action and get involved.
2. Commented that policy development should be linked to sustainability.
3. Would like to see a solid waste chart outlining anticipated progress year to year.
4. Mentioned that landfills are major contributors to global warming, and suggested a paragraph be added to address this issue.
5. Feels police station facility needs should get front burner coverage.
6. Appreciates that Fire service information has been provided, and would like to see additional information on its infrastructure as it is a huge part of our water system infrastructure.
7. Feels the Fire Master Plan deserves a periodic update.
8. Feels that police protection coverage should be commensurate with peak activity.
9. Feels a lot of laws go unenforced.
10. Feels if you chose to live downtown, you are living in an area where there is going to be noise, and maybe we need some guidelines for disclosure.
11. Asked if there was any way to quantify and show a relationship between police services and proper facilities.
12. Asked about satellite police facilities and their potential.
13. Asked about when population grows due to special events, i.e., Fiesta.
14. Asked about schools in downtown due to more housing being built there.
15. Understands the Marborg Recycling Center is a regional facility, but questioned the definition of "region". Would facility accept waste from Los Angeles or Alaska?
16. Would like to have another venue to discuss the condition, trends, and issues further.

Ed Szeyller, Police Captain, stated that it would be costly to incorporate satellite offices and the dilemma of having to choose locations for these sites. He also informed the Planning Commission that downtown (Census Tract 9) Santa Barbara has the highest concentration of liquor establishments in the State.

Don Olson, Special Projects Manager, spoke regarding schools.

Karen Gumtow, Solid Waste Specialist, addressed solid waste issues and stated that the City cannot prohibit commerce from crossing City/County lines.

VI. ADMINISTRATIVE AGENDA

A. Committee and Liaison Reports.

None were given.

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

None were requested.

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

1. Minutes of November 18, 2004
2. Resolution No. 051-04
816 Cacique Street
3. Resolution No. 052-04
1509 Knoll Circle Drive
4. Resolution No. 053A-04
1701 La Vista Del Oceano Drive
5. Resolution No. 053B-04
422-448 Santa Fe Lane

MOTION: Jostes/White

Motion for adjournment, and the minutes and resolutions will be continued and addressed at the Planning Commission meeting of April 7, 2005.

This motion carried by the following vote:

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

VII. ADJOURNMENT

The meeting was adjourned at 6:07 p.m. to the Joint Special Meeting with the City Council on March 22, 2005 at 6:00 p.m.

Submitted by,

Liz N. Ruiz, Planning Commission Secretary