



City of Santa Barbara Planning Division

PLANNING COMMISSION MINUTES

January 19, 2006

CALL TO ORDER:

Chair John Jostes called the meeting to order at 1:08 P.M.

ROLL CALL:

Present:

Chair John Jostes

Vice-Chair Charmaine Jacobs

Commissioners Stella Larson, Bill Mahan, George C. Myers, Addison S. Thompson and Harwood A. White, Jr.

STAFF PRESENT:

Jan Hubbell, Senior Planner

Steve Foley, Associate Planner

Kathleen Kennedy, Associate Planner

Stacey Wilson, Associate Transportation Planner

Steve Wiley, City Attorney

Julie Rodriguez, Acting Planning Commission Secretary

I. PRELIMINARY MATTERS:

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

None.

B. Announcements and appeals.

Ms. Hubbell Announced that:

- 210 Miogs Road will be appealed to City Council at 6 P.M on January 24th. Commissioners Myers and Jacobs will attend for the prevailing side; Commissioner White will represent the non-prevailing side.
- 617 Garden Street may be continued; date to be determined.
- 1822 San Pascual Street will be appealed to City Council on February 7th. Commissioner Mahan will attend.

- State Route 225 will go to City Council on February 14th.
- 3501 Sea Ledge Lane will be appealed to City Council on February 14th; Commissioner Jostes will attend.
- 3885-3887 State Street will be appealed to City Council at 6 P.M. on February 28th. Commissioner White will represent the dissenting side.
- 900-1100 Las Positas will be heard at City Council on March 8th.
- 523-531 Chapala will be appealed to City Council on March 14th.
- Today is Trish Allen's last day at work as Associate Planner,

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

Commissioner Jostes opened the public comment at 1:15 P. M. and with no one wishing to speak, closed the public hearing at 1:15 P. M.

II. CONSENT ITEM:

ACTUAL TIME: 1:15 P.M.

APPLICATION OF JEFF SHELTON, ARCHITECT FOR LAGUNA VIEJA LLC, 902 N. NOPAL STREET & 805 E. CANON PERDIDO STREET, 029-312-005, R-3, MULTI-FAMILY RESIDENTIAL ZONE, GENERAL PLAN DESIGNATION: RESIDENTIAL, 12 UNITS/ACRE (MST2004-00678)

The project consists of a proposal to convert an existing single-family residence and a new recently constructed unit to two condominium units. The lot is currently developed with a three-bedroom 920 square foot residence (Unit 1) and a two-bedroom 1,034 square foot residence (unit two) over two two-car garages. A Modification was previously granted to allow Unit 2 and the garages to encroach into the required rear yard setback. The discretionary applications required for this project are:

1. Tentative Subdivision Map for a one-lot subdivision for the conversion of two (2) residential units into condominium units (SBMC§27.07); and
2. Condominium Conversion Permit to convert two (2) residential units to two (2) condominium units (SBMC§28.88).

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

Case Planner: Steve Foley, Associate Planner

Email: sfoley@santabarbaraca.gov

Ms. Hubbell requested that the Staff Report be waived.

MOTION: Larson/Jacobs

Waive the Staff Report

This motion carried by the following vote:

Ayes: 7 Noes: 0 Abstain: 0 Absent:

Public Comment was opened at 1:17 P.M. and with no one wishing to speak, was closed at 1:17 P.M.

Commissioners' questions and comments:

1. Asked Staff whether there were any cobra heads that were in the path of the project.

Mr. Foley replied that there is a cobra head on Nopal, a block away.

MOTION: Mahan/Jacobs

Assigned Resolution No 003-06

Approve the project, making the findings as outlined in the Staff Report, and subject to Conditions of Approval.

This motion carried by the following vote:

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

Chair Jostes announced the ten calendar day appeal period.

III. NEW ITEM:

ACTUAL TIME: 1:18 P.M.

APPLICATION OF PACIFIC ARCHITECTS, AGENT FOR DREIER PROPERTIES LLC (PROPERTY OWNER), 800 MIRAMONTE DRIVE, APN 035-050-063, A-1, E-1, C-X, ONE-FAMILY RESIDENCE, RESEARCH AND DEVELOPMENT AND ADMINISTRATIVE OFFICE ZONES, GENERAL PLAN DESIGNATION: THREE UNITS/ACRE, ADMINISTRATION AND RESEARCH (MST2005-00352)

The project involves a proposal for a 1,476 square foot, detached five-car garage, a 1,195 square foot addition and a 922 square foot addition for a total of 2,117 square feet, restriping of two parking areas, as-built perimeter fencing, as-built steps and other site improvements on a 3.83 acre (gross) lot located in the Hillside Design District.

The discretionary applications required for this project are:

1. A Modification to allow an as-built trash enclosure to be enlarged in the front yard setback (SBMC§28.60.060);
2. A Modification to allow as-built parking spaces in the front yard setback (SBMC§28.60.060);

3. A Modification to allow less than the required number of parking spaces (SBMC§28.90.100);
4. A Development Plan to allow the construction of 2,117 square feet of nonresidential development (SBMC §28.87.300); and
5. A Development Plan for development on a parcel located in the C-X zone (SBMC §28.60.130).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Sections 15303 (New construction or conversion of small structures).

Case Planner: Kathleen Kennedy, Associate Planner
Email: kkennedy@SantaBarbaraCA.gov

Ms. Kennedy, Assistant Planner, gave a brief presentation of the project.

Commissioners' questions and comments:

1. Asked Staff how parking demand was determined.
2. Asked about the fence on Loma Alta Drive.
3. Asked how a change of occupancy would be reviewed by the City if the use changed.

Stacey Wilson, Associate Transportation Planner, stated that the parking was based on the amount of office space square footage.

David Beard replied that the fence on Loma Alta Drive is on a separate parcel, but is owned by the same owner.

Bill Wolfe, Pacific Architects, represented applicant and gave a brief presentation of the project.

Public comment was opened at 1:31 P.M. and with no one wishing to speak, was closed at 1:31 P.M.

Commissioner's questions and comments:

1. Asked if parking modification warrants having a condition that any change in use would require a parking analysis by City Staff.
2. Asked about open space in the north area.
3. Would like to see maintenance "in a fire-safe manner" added to the conditions.
4. Asked to see location of power poles on exhibit. Asked if parking lots meet the City standards with regard to landscaping.
5. Thanked applicant for submitting a complete package. Asked about the number of public that might come onto property given that it is a residential area. Zoning Ordinance states that 10% of public is allowable. Would like to see a condition that this is not intended as a public place and require documentation of visitors to building in conditions. If, over time, this was abused, a CUP could be required.

6. Appreciated cooperation with providing new sidewalk.
7. Appreciated site visit and applicant's intentions. Asked that some kind of canopy trees be included. Landscaping needs to be increased in parking lot.
8. Commented on razor wire that runs across chain link fence on adjacent property on Loma Alta Drive and suggested that other ways be looked at to remove the razor wire and re-establish the views.
9. Asked for landscaping to be installed to make the fence more neighborhood compatible.
10. Supports addition of trees to soften appearance. Appreciates applicant's commitment to maintain hillside. Suggest inclusion of solar paneling.
11. Asked about the 18' wide space in the east parking lot and what purpose it served.
12. Asked about addition of landscaping planters to ends of parking stalls. Suggested complying with ordinance requirement for 8 parking stalls followed by a planter.
13. Asked about wide sweeping entrance in a residential zone. Asked if driveway width could be reduced. Would like to suggest a condition that applicant will work with Public Works to review entrance.
14. Need to study handicapped access at west driveway.
15. Suggested that razor wire on adjacent property be painted dark olive drab. Asked if there was a way to add landscaping in front of the fence. Asked if applicant could review razor wire with ABR.
16. Landscape areas of parking lot need to comply with ordinance.
17. Asked about special events and if there were any conditions related to special events.
18. Asked how many people and how many events have been taking place.
19. Asked for staff recommendation on a condition for number of events.
20. Asked about looking at number of complaints per year, or some type of performance measures. Asked how this condition could be reviewed in the future if it is not working.
21. Commented on loss of parking spaces for employees, yet insufficient parking for special events. Suggests monitoring complaint levels and that if an event exceeds a certain number, off street shuttling be provided.
22. Neighborhood compatibility is a critical factor.
23. Wording of C-X zone states that this is not a use where a great deal of public would appear. This proposed use conflicts with the applicant wanting to hold many special events. Feels that it is appropriate to limit the number of events held and protect the neighborhood.

David Beard, representing the applicant, replied that an extensive cleanup has taken place on the open space landscaping. Ms. Hubbell added that a condition already exists, but was not followed by the prior owner. She added that there are two parcels involved.

Ms. Kennedy added that the open space area being addressed is a restricted area, located at the northern end of the site, and that the Development Rights Restriction Condition has been added to this project..

Ms. Kennedy stated that ABR reviewed the landscaping and that it waived any requirement to have landscaping every 8 parking spaces.

Ms. Hubbell recited the City Code that allows for razor wire. Mr. Beard stated that, after seeking City input and obtaining a permit, vegetation was cut back to put in a fence and that the vegetation will grow back and disguise the fence. Applicant also stated that 20 trees were planted, that were not required, but were added to enhance visual appearance. Mr. Beard stated that he is willing to work with the City on reviewing landscaping and color options on the razor wire situation.

Mr. Wolfe replied that larger space in the east parking area was to be used for car turnaround. Applicant responded to landscaping and also to handicap access questions.

Ms. Wilson responded that there were safety issues that determined the size of the entrance.

Ms. Hubbell stated that the Planning Commission has some discretion regarding conditions for special events. Applicant stated that there are some special events that take place and that communication is maintained with neighbors. He added that there is about one event a month, with about 100 people per attendance. Ms. Hubbell stated that a condition could be added that not more than one event be held per month and not more than 100 people in attendance. The condition could include wording for a review based on number of complaints, such as more than ten for an event.

Mr. Wiley stated that operational conditions are difficult to draft and enforce. Mr. Wiley will meet with Jan to look at wording a condition regarding special events.

MOTION: White/Mahan

Assigned Resolution No 004-06

Approve the three modifications and the development plans, making the findings outlined in the Staff Report, subject to the amended Conditions of Approval that include: 1) Parking lot shall be reviewed by ABR for landscaping that meets the City's standards; 2) that ABR study handicap access and width of primary driveway; 3) add "in a fire-safe manner" to condition A-6; 4) in the event that 10 complaints are received by the City per month related to parking for special events, the special events shall be reviewed by the Planning Commission; 5) any change of use requires a review to assure there shall be no parking impacts.

Mr. Wiley asked if a change of use occurred and stayed within the C-X zone wording, would it trigger a review. Ms. Hubbell replied it would not.

Comments:

1. Asked that the applicant work with ABR to landscape the fence to better hide the razor wire on the adjacent property to the north.

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

Chair Jostes announced the ten calendar day appeal period.

Mr. Wiley left at 2:30 P.M.

IV. ADMINISTRATIVE AGENDA

A. Committee and Liaison Reports.

None.

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

None were requested.

C. Action on the review and consideration of the items listed in I.B.2. of this Agenda.

MOTION: Larson/Myers Approve the minutes and resolutions as corrected.

This motion carried by the following vote:

Ayes: 6 Noes: 0 Abstain: As noted Absent: 0

Commissioner Myers abstained from voting on November 10, 2006 Minutes and Resolutions.

Commissioner Larson abstained from voting on November 17, 2006 Minutes and Resolutions.

Commissioner Thompson abstained from voting on any minutes and resolutions prior to his appointment on January 6, 2006.

Commissioners thanked Jan Hubbell and Julie Rodriguez for their hard work on catching up on the minutes and resolutions back log.

D. Confirmation of liaison and subcommittee appointments.

Appointments of liaisons and subcommittees made.

VII. ADJOURNMENT

Chair Jostes adjourned the meeting at 2:45 P.M.

Submitted by,

Julie Rodriguez, Acting Planning Commission Secretary