



City of Santa Barbara Planning Division

PLANNING COMMISSION MINUTES

February 15, 2007

CALL TO ORDER:

Chair Charmaine Jacobs called the meeting to order at 1:04 P.M.

ROLL CALL:

Present:

Chair Charmaine Jacobs

Vice-Chair George C. Myers

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

Absent:

John Jostes

STAFF PRESENT:

Bettie Weiss, City Planner

Jan Hubbell, Senior Planner

N. Scott Vincent, Assistant City Attorney

Peter Lawson, Associate Planner

Chelsey Swanson, Assistant Planner

JoAnne LaConte, Assistant Planner

Rob Dayton, Principal Transportation Planner

Steve Foley, Supervising Transportation Planner

Julie Rodriguez, Planning Commission Secretary

I. PRELIMINARY MATTERS:

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

Senior Planner Jan Hubbell announced the following changes to the agenda:

1. Requested that Item VI: Planning Commission Standard Conditions of Approval Annual Review be continued to March 1, 2007

MOTION: White/Larson
Continued to March 1, 2007

This motion carried by the following vote:

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

B. Announcements and appeals.

Ms. Hubbell made the following announcements:

1. 1575 La Vista del Oceano appeal was heard by the City Council on Tuesday, February 13, 2007. The appeal was denied and the Planning Commission action upheld.
2. The joint Planning Commission/City Council meeting will take place Tuesday, February 20, 2007, in the David Gebhard Public Meeting Room at 9 A.M.
3. 1528 State Street appeal will be heard by the City Council on March 13, 2007. Commissioner White will represent the Planning Commission.
4. 1776 Eucalyptus Hill Road appeal will be heard by the City Council on March 20, 2007. Commissioner Thompson will represent the Planning Commission.
5. 3408 -3412 State Street appeal will be heard by the City Council on March 27, 2007. Commissioner Jostes will represent the Planning Commission.
6. 1443 San Miguel Avenue appeal will be head by the City Council on April 10, 2007.

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

Chair Jacobs opened the public hearing at 1:07 P.M. and, with no one wishing to speak, the hearing was closed.

II. **CONSENT ITEM:**

ACTUAL TIME: 1:08 P.M.

APPLICATION OF RICHARD THORNE, ARCHITECT FOR FRANK AND JERI WASCOE, 2540 SELROSE LANE, 041-311-035, E-3/SD-3 SINGLE-FAMILY RESIDENCE AND COASTAL OVERLAY ZONES, GENERAL PLAN DESIGNATION: RESIDENTIAL, FIVE UNITS PER ACRE (MST2006-00533)
Continued from February 8, 2007.

The project consists of a proposal to demolish an existing 1,531 square foot single-family residence and 486 square foot garage, and construct a new two-story 3,147 square foot

residence with an attached 499 square foot garage and detached 273 square foot accessory building in the Appealable Jurisdiction of the Coastal Zone. Approximately 237 cubic yards of grading is proposed.

The discretionary application required for this project is:

1. A Coastal Development Permit to allow the proposed development in the Appealable Jurisdiction of the 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 15303, for new construction of a small structure.

Case Planner: Chelsey Swanson, Assistant Planner
Email: cswanson@SantaBarbaraCA.gov

Ms. Hubbell requested that the Planning Commission waive the Staff Report.

MOTION: White/Myers

Waive the Staff Report

This motion carried by the following vote:

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

Richard Thorne, project architect, was available to respond to any questions.

Chair Jacobs opened and closed the public hearing at 1:09 P.M. No one wished to speak.

Ms. Swanson reported that three letters were received in support of the project.

The Planning Commission was appreciative of the site presentation made to Planning Commission, the layout, and the collaboration with neighbors.

MOTION: White/Thompson

Assigned Resolution No. 009-07

Approved the Coastal Development Permit to allow the proposed development in the Appealable Jurisdiction of the Coastal Zone (SBMC § 28.45.009) making the findings as outlined in the Staff report, and subject to the Conditions of Approval in Staff Report Exhibit A.

This motion carried by the following vote:

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

Chair Jacobs announced the ten calendar day appeal period.

III. STAFF HEARING OFFICER APPEAL:

ACTUAL TIME: 1:13 P.M.

APPEAL OF APPLICATION OF SUZANNE ELLEDGE PERMIT PROCESSING, TIFFANY CAMPBELL, AGENT FOR PUEBLO VIEJO PROPERTIES, 128-138 EAST CANON PERDIDO STREET AND 825-833 SANTA BARBARA STREET, APN: 031-011-004, C-2 COMMERCIAL ZONE, GENERAL PLAN DESIGNATION: OFFICES AND MAJOR PUBLIC AND INSTITUTIONAL (MST2003-00243)

The project consists of alterations to an existing mixed-use complex, consisting of one and two-story buildings, for "as-built" changes including converting the existing 15 residential garages to a laundry room, motorcycle parking, residential storage and commercial square footage which will include alterations to the existing garage doors, a new gate to eliminate vehicle access to the site from Santa Barbara Street and Development Plan approval to allow 1,434 square feet of new non-residential floor area for the conversion of the garages from residential to commercial. The project would result in eliminating the existing residential parking and providing no additional parking for the converted commercial square footage.

The discretionary applications required for this project are:

1. A Modification of the residential parking requirements to allow no parking spaces instead of the required number of parking spaces for the existing residences and of the nonresidential parking requirements to allow no parking spaces instead of the required number of parking spaces for the conversion of the residential garages to nonresidential storage space (SBMC Chapter 28.90);
2. A lot area Modification to allow the conversion of existing garage space to a laundry room on a property that is non-conforming to residential density (SBMC §28.21.080); and
3. Development Plan Approval for 1,434 square feet of new non-residential floor area, converted from existing residential garage space (SBMC §28.87.300).

This project was denied by the Staff Hearing Officer and has been appealed by the property owners to the Planning Commission.

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

Case Planner: JoAnne La Conte, Assistant Planner
Email: jlaconte@SantaBarbaraCA.gov

Jo Anne La Conte, Assistant Planner, gave the Staff presentation. Betty Weiss, City Planner/Staff Hearing Officer, and Rob Dayton, Principal Transportation Planner were available to address any questions.

Susan Elledge, representing the appellant, introduced Trey Pinner, Property Manager and Rex Ruskauff, Architect, and gave the presentation on behalf of the appellant.

Ms. Elledge responded to the Planning Commission's questions regarding a prior building addition, permits for the trash enclosure, residential parking alternatives, zone of benefit, and the potential use of the driveway shared with Jimmy's.

Mr. Pinner addressed the Commission's questions on the shared driveway, enhanced bicycle parking, and current parking lot use.

Mr. Dayton answered Planning Commission's inquiries on curb cuts, deliveries, residential parking permits, and clarification of the zone of benefit. Ms. Hubbell added that the intent of the downtown parking program is intended for short term parking, not for residential parking. Current tenants would be grandfathered, but future tenants would not be able to apply for a City-issued parking permit

Ms. Weiss responded to a question on Presidio Parking, stating that Jarell Jackman, Trust for Historic Preservation, has developed a plan for Presidio Parking and has offered to work with the applicant on shared parking. No follow-up has been made. Ms. Hubbell stated that any shared parking would be a short-term plan since the Presidio will be doing some reconstruction on the Trust site in the future.

Ms. Hubbell addressed the Commission's concerns regarding the structures' historic significance and stated that three of the four buildings on the site are eligible for Structure of Merit designation, and possibly Landmark designation.

Chair Jacobs opened the public hearing at 2:10 P.M.

John Bargiel, Downtown Residents Association, approves of the project and looks forward to the laundry room and improvement to the quality of life. Stated that it is not feasible to provide parking on-site.

With no one else wishing to speak, the public hearing was closed at 2:14 P.M.

Commissioner's comments:

1. Commissioners acknowledged the parking constraint conundrum, but cannot ignore the parking issue. Reducing parking permits in the area sends the message that this would be a limited car area. If temporary use of parking was allowed by the Trust for Historic Preservation, over time the grandfathered parking permits would phase out and would allow for more parking.
2. Some Commissioners agreed with the proposal for closing off the driveway on Santa Barbara Street and the elimination of curb cuts. Does not agree with curb cut for loading dollies; curb should be for parking. Would like to see a condition for semi-permeable paving in the area between the two existing garage buildings. .

3. Appreciated the applicant keeping rentals in the downtown area. Suggested trading parking for historic designation. Also suggested the new exterior living space be used for residential use only and not outdoor dining.
4. Would like to see a pedestrian access that moves to the south wall and is strictly for pedestrian use and not loading. Suggested the addition of landscaping.
5. Does not see a public benefit that offsets the changes being proposed by legalizing an illegal non-conforming use. Would like to see the City uphold the laws in place and not create a precedent. Feels there are easement alternatives that the appellant could explore for parking. Would like to see pedestrian access added.
6. Santa Barbara Street driveway is a traffic hazard and should be closed off. The Canon Perdido side has not been explored sufficiently. If the one story garage and the trash enclosure were removed, it could allow for more parking.
7. Would like to see applicant make an effort to come up with alternatives rather than have the Commission uphold the appeal.

Ms. Elledge responded that, even if the one story garage and the trash enclosure were removed, it would still not create a safe parking environment. With regard to public benefits, Mr. Pinner added that the applicant is giving up the right to ask for downtown parking permits over time. Mr. Ruskauff stated that parking alternatives were considered; however, all still presented unsafe parking conditions. Mr. Ruskauff did not see that Mr. Jackman has any parking spaces that can be shared, even though they were offered.

Mr. Dayton felt that support of this project does not violate the direction that the City is already going with the minimization of cars in the downtown area. At the suggestion of the Commission, Staff was willing to give consideration to giving present permit holders one more year after their next renewal.

MOTION: Thompson/Myers

Uphold the appeal to allow the parking modification and allow the development plan to proceed with the added conditions: 1) Include in the approved development condition A.4. the construction of the wall and gate on Santa Barbara Street; 2) Reuse of the area between the existing garages as a courtyard but not for outdoor dining or other commercial purposes; 3) Include in the Historic Landmark Commission's review of enhanced landscaping between the two existing garages; and 4) initiate historical Landmark or Structure of Merit designation within 90 days.

Discussion took place on the Parking and Business Improvement Area (Improvement District) and Mr. Vincent stated that any increase in participation would be voluntary.

STRAW VOTE:

Include a condition to set a three year sunset date for existing tenants' parking permits.

Ayes: 5 Noes: 1 (Thompson) Abstain: 0 Absent: 1 (Jostes)

Mr. Thompson withdrew his motion.

MOTION: Myers

Uphold the appeal to allow the parking modification and allow the development plan to proceed with the added conditions: 1) Include in the approved development condition A.4. the construction of the wall and gate on Santa Barbara Street; 2) Reuse of the area between the existing garages as a courtyard, but not for outdoor dining or other commercial purposes; 3) Include in the Historic Landmark Commission's review enhanced landscaping between the two existing garages; and 4) Initiate historical Landmark or Structure of Merit designation within 90 days; and 5) Include a three-year sunset date for existing tenant's parking permits.

The motion failed for lack of a second.

MOTION: Myers/Thompson

Uphold the appeal to allow the parking modification and allow the development plan to proceed with the added conditions: 1) Include in the approved development condition A.4. the construction of the wall and gate on Santa Barbara Street; 2) Reuse of the area between the existing garages as a courtyard, but not for outdoor dining or other commercial purposes; 3) Include in the Historic Landmark Commission's review enhanced landscaping between the two existing garages; and 4) initiate historical Landmark or Structure of Merit designation within 90 days.

This motion failed by the following vote:

Ayes: 2 Noes: 4 (Bartlett, White, Jacobs, Larson) Abstain: 0 Absent: 1 (Jostes)

The Planning Commission discussed the applicant's options of a continuance or a denial with an appeal to City Council. Ms. Elledge restated that alternatives have been considered, and the conditions presented today are acceptable to the applicant. However, a continuance would not result in any more action from the applicant than has already been done.

MOTION: White/Larson

Continue to April 19, 2007 to study other on and off-site parking alternatives or a contribution to the Downtown Parking District to offset parking impact.

Mr. Vincent clarified the motions presented today stating that thus far the appeal had not been overturned.

Mr. Dayton elaborated on the parking alternatives being discussed and clarified that residential parking and commercial parking did not have the same options for use of the Granada garage.

This motion carried by the following vote:

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

Chair Jacobs announced a break at 3:30 P.M. and reconvened the meeting at 3:50 P.M..

IV. CONCEPT REVIEW ITEM.

ACTUAL TIME: 3:50 P.M.

APPLICATION OF CONCEPTUAL MOTION, ARCHITECT/AGENT FOR DBN YANONALI LLC, 116 E. YANONALI STREET, APN: 033-083-018, OC/S-D-3 OCEAN-ORIENTED COMMERCIAL ZONE/COASTAL OVERLAY ZONES. GENERAL PLAN DESIGNATION: HOTEL AND RELATED COMMERCIAL (MST2006-00231)

The project proposes demolition of an existing 7,343 square foot commercial building and constructing a 12,783 s.f. (net) mixed use, three story, 42 foot tall building. Six commercial units totaling 4,283 s.f. (net) and six residential dwellings, totaling 8,800 s.f. (net) are proposed. Four one-bedroom units and two two-bedrooms are proposed. The ground level would consist of commercial usage and a 15 space covered parking area. Additionally, 4 uncovered parking spaces are proposed, for a total of 19 on site parking spaces. The second level would be a mix of commercial and residential use and the top level would include two residential units, each with a roof deck. A Modification to reduce the parking from the required 30 spaces to 19 spaces is requested. Access to the parking area would be provided by a driveway from Gray Avenue.

The purpose of the concept review is to allow the Planning Commission and the public an opportunity to review the proposed project design at a conceptual level and provide the Applicant and Staff with feedback and direction regarding the proposed land use and 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 will require the following discretionary applications:

1. Coastal Development Permit to allow development in the non-appealable jurisdiction of the Coastal Zone (SBMC§28.45.6);
2. Modification to reduce the required number of parking spaces from 30 spaces to 19 spaces (SBMC §28.90.100.G.3); and
3. Tentative Subdivision Map for a one-lot subdivision with six condominium units (SBMC §27.07).

Case Planner: Peter Lawson, Associate Planner
Email: plawson@santabarbaraca.gov

Pete Lawson, Associate Planner, gave the Staff presentation.

Steve Yates and Gehard Meyer of Conceptual Motion gave the applicant presentation. Steve Delson, Owner, also addressed the Commission.

Steve Foley, Supervising Transportation Planner, and Ms. Hubbell answered Planning Commission questions on parking safety surrounding the 90 degree parking layout on Gray Avenue.

Mr. Yates, Mr. Meyer, and Mr. Delson, answered Planning Commission questions on shading over Yanonali Street, green building technique considerations, plate heights, open space, and the intended use of outdoor corner tables.

Mark Wienke, Architectural Board of Review (ABR) Chair, reviewed the ABR's actions.

Chair Jacobs opened the public hearing at 5:12 P.M. and read the comments left by Nils Hammerbeck who supports the project but was unable to remain for the hearing. Chair Jacobs closed the hearing at 5:13 P.M.

Commissioner's comments:

1. The Commission appreciated the project efforts and the request for concept review.
2. Suggested some of the funk zone elements be brought into the residential units to create a more welcoming effect.
3. Would like to find a way to keep the 90 degree parking along Gray Avenue, perhaps by considering removal of one of the three parking spaces or putting sidewalks between building and parking.
4. Asked how far across Yanonali Street the building's shadow would go. The third floor massing seems to be large for Yanonali. The mixed use raises some concern, specifically when looking at the commercial above podium and whether it is truly residential space as opposed to commercial.
5. Many Commissioners expressed a desire to reduce the size of the residential units in favor of more commercial space. Would rather see bonafide studios and one-bedrooms, and perhaps more commercial space rather than oversized units. Suggested inclusion of an affordable unit.
6. Many Commissioners suggested not having internal connections between residential units and commercial spaces; extra stairs add too much bulk to the building.
7. Many Commissioners were concerned with the 90 degree parking and would like to see other considerations on the 90 degree parking layout. Would like to see consideration given to parallel parking. Suggested a parking study to show that the parking demand is being met.
8. Suggested variety in commercial space use and did not want to see another coffee shop materialize.
9. Suggested that the building incorporate more 'funk' and not look 'new', and that older elements be included in the fenestration of the building. Would not support large plate glass windows in building.
10. Yanonali Street elevation appears too boxy, but Gray Avenue elevation is good. Liked atrium.

11. Stated that the height of the building and its design are consistent with the Waterfront Area Design Criteria. Consider more window articulation to look less modern.
12. Live work spaces almost appear to be dead spaces. Encouraged commercial condos developed to be separate from residential condos.
13. Suggested the artisan spaces be encouraged to be open during work hours to increase pedestrian activity and vital streetscape.
14. Encouraged green building wherever possible and allowances for bicycles.
15. The Commission was appreciative of the efforts made to preserve the funk zone. Appreciated that Spanish Colonial was not being used in favor of funk preservation.

The Commission was asked by Mr. Yates if it would consider a parking modification for less parking if bonus density were offered. The Commission did not feel it could support the requested modification.

V. **DISCUSSION ITEM: Continued to March 1, 2007**

**PLANNING COMMISSION STANDARD CONDITIONS OF APPROVAL
ANNUAL REVIEW / CONSTRUCTION RELATED CONDITIONS WORKSHOP.**

Staff's annual review of proposed changes to the Planning Commission Standard Conditions of Approval Template, including discussion on construction related conditions. Proposed revisions to the Conditions of Approval are intended to provide a more efficient and concise document. A discussion will be held with the Planning Commission.

Case Planner: Jan Hubbell, Senior Planner
Email: jhubbell@SantaBarbaraCA.gov

Mr. Vincent left the hearing at 5:50 P.M.

VI. **ADMINISTRATIVE AGENDA**

- A. Committee and Liaison Reports.
 1. Commissioner Bartlett reported on the Santa Barbara Safe Streets event held at the Municipal Golf Course.
 2. Commissioner Bartlett reported on the Architectural Board of Review meeting and the Whole Foods project being considered.
 3. Commissioner White reported on the Staff Hearing Officer's meeting and two projects heard.
- B. Review of the decisions of the Staff Hearing Officer in accordance with SBMC §28.92.026.

None were requested.

VII. ADJOURNMENT

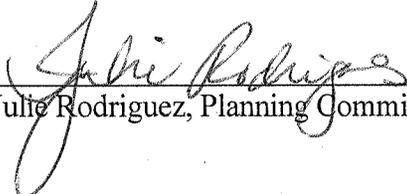
MOTION: Myers/Larson Adjourn the meeting of February 15, 2007

This motion carried by the following vote:

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

Chair Jacobs adjourned the meeting at 5:55 P.M.

Submitted by,



Julie Rodriguez, Planning Commission Secretary

