



# City of Santa Barbara Planning Division

## PLANNING COMMISSION MINUTES

March 8, 2007

### CALL TO ORDER:

Chair Charmaine Jacobs called the meeting to order at 1:12 P.M.

### ROLL CALL:

#### **Present:**

Chair Charmaine Jacobs

Vice-Chair George C. Myers

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

### STAFF PRESENT:

Jan Hubbell, Senior Planner

N. Scott Vincent, Assistant City Attorney

Michael Berman, Environmental Analyst

Irma Unzueta, Project Planner

Victoria Johnson, Project Engineer

Rob Dayton, Principal Transportation Planner

Julie Rodriguez, 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 stated that there were no announcements.

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

Chair Jacobs opened the public hearing at 1:13 P.M. and, with no one wishing to speak, closed the hearing.

**II. NEW ITEM:**

**ACTUAL TIME: 1:13 P.M.**

**APPLICATION OF TOM OCHSNER, ARCHITECT FOR THE HAWKES FAMILY TRUST, 1829 STATE STREET AND 11 W. PEDREGOSA STREET, 027-031-006 and 029-031-007, C-2/R-4, COMMERCIAL AND HOTEL/MOTEL/MULTIPLE RESIDENCE ZONES, GENERAL PLAN DESIGNATION: OFFICES AND GENERAL COMMERCE (MST2004-00132)**

The proposed project involves the development of a three-story mixed use building on two parcels located at 1829 State Street and 11 W. Pedregosa Street. The project site is located at the southwest corner of State and Pedregosa Streets. The existing 1,180 square foot residential unit located at 11 W. Pedregosa is proposed to be removed. The proposed mixed use project would provide 2,725 net square feet of commercial space and six residential condominiums. The commercial space is proposed to be divided into six commercial condominiums, four of which will be located on the ground floor and two on the second floor. The six residential condominiums are proposed on the second and third floor and range in size from 1,681 to 2,514 net square feet. One residential unit would front on State Street and the remaining five units would either front on Pedregosa Street or be located within the project's interior. Twenty-three parking spaces are proposed in a ground level garage, which includes six, two-car garages for the residential units and 11 parking spaces for the commercial uses. Multiple pedestrian entry points are proposed along State and Pedregosa Streets and vehicular access would be located on Pedregosa Street. The merger of APN 027-031-006 and 027-031-007 is also proposed.

The discretionary applications required for this project are:

1. Modification to allow less than the required guest parking for the project (SBMC §28.90.100.G.3.d.);
2. Modification for front yard setback encroachment in the R-4, Hotel/Motel/Multiple Residence Zone (SBMC § 28.21.060 and §28.92.110);
3. Modification for interior yard setback encroachment in the R-4, Hotel/Motel/Multiple Residence Zone (SBMC § 28.21.060 and §28.92.110);
4. Modification for rear yard setback encroachment in the R-4, Hotel/Motel/Multiple Residence Zone (SBMC § 28.21.060 and §28.92.110);
5. Tentative Subdivision Map to create a one-lot subdivision for six commercial and six residential condominium units (SBMC§27.07 and 27.13);
6. Conditional Use Permit to allow a driveway and parking area for non-residential uses in a residential zone (SBMC § 28.94.030.H); and
7. Development Plan Approval allow the construction of 2,725 net square feet of nonresidential development (SBMC §28.87.300).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Section 15303.

Case Planner: Irma Unzueta, Project Planner

Email: iunzueta@santabarbaraca.gov

Irma Unzueta, Project Planner, gave the Staff presentation, joined by Jan Hubbell, Senior Planner, Rob Dayton, Principal Transportation Planner, and Victoria Johnson, Project Engineer.

Tom Ochsner, Architect, gave the applicant presentation, joined by Emmet Hawkes, applicant; and Troy White, Dudek and Associates,

Staff answered Planning Commission questions on the split zoning of the lot, the drainage plan, the traffic analysis, the project's setbacks, sound mitigation, historical usage, and parking requirements. Staff also addressed the floor area ratio (FAR), clarification of the categorical exemption determination, and rezone considerations,

Scott Vincent, Assistant City Attorney, added clarification on the Noise Element and sound mitigation.

Mr. Ochsner and Mr. White answered Planning Commission questions on rebuilding and energy use, the drainage plan, solar panel installation, use of condensers, and plate heights. Also addressed were parking alternatives and roof form considerations.

Chair Jacobs opened the public hearing at 2:25 P.M. and, with no one wishing to speak, closed the hearing. Chair Jacobs read a letter received from Eric Pedersen expressing concern that the modifications were not justified.

Commissioner's comments:

1. Some Commissioners expressed concern with the size and mass of the project, specifically on State Street. Would like to see the height lowered at State Street and Pedregosa to provide some relief to the corner. Corner is very imposing. Would like to see the mass move toward the center of the building and plate heights reduced.
2. Suggested moving the second story office space to the back side of the commercial paseo and relocating the parking.
3. Commissioners expressed concern with the number of modifications and requested that an effort be made to reduce the number of modifications by revising the design or project scope. Would like to see modifications mitigated with benefits such as incorporation of photo voltaics, green building features, and commercial use restrictions.
4. Supportive of four bedroom units and the size of the owner's unit. Like the paseos.
5. Would prefer to have the parking garage lowered further into the ground to allow for more parking and reduce overall project height. Landscaping and paving ratio needs

- to be addressed. Too much paving and not enough landscaping. Suggested adding tree wells, vine pockets, etc.
6. One Commissioner was concerned with the building's presence on State Street and the pedestrian experience; would like to see more fenestration and building pulled back from State Street.
  7. Some Commissioners expressed concern over the inclusion of a café, but could support a condition that would give preference to a neighborhood café.
  8. Would like to see a rezone to protect the adjacent single family residence.
  9. Encouraged the applicant to not enclose access to the fourth story.
  10. Commissioners asked that the applicant explore options that do not include a parking modification.
  11. One Commissioner was concerned with not having adequate traffic analysis to support making the parking modification findings.
  12. Concerned with the project contributing to and exceeding the cumulative traffic capacity, especially in Mission Street corridor.
  13. Concerned with the rear lot setbacks near the residential lot.
  14. Requested that the MTD bus stop include a shelter.

Staff answered additional Planning Commission questions and concerns on cumulative traffic, and did not support a condition that restricts the operator of the café.

**MOTION: Myers**

Approve the project making the findings outlined in the Staff Report with added conditions that the applicant: 1) return to HLC to study the massing on State Street and the pedestrian interfacing, the inclusion of a more friendly bus stop, and the reduction of the overall height at the front of the project, specifically the tower; 2) include photo voltaics; 3) build to 2 star Built Green requirements.

The motion died for lack of a second.

**MOTION: White/Bartlett**

Continue the project to April 19<sup>th</sup> with recommendations to the applicant that: 1) the project design be revised to include more openness to the State Street frontage; 2) more landscaping on State Street; 3) an improved bus stop; 4) study lowering the parking garage further to help reduce overall project height; 5) push the mass more toward the center of the project site, as opposed to State Street; 6) study the elimination of all modifications, unless there is a strong benefit; 7) no use limitation on the commercial uses; and 8) study use of photo voltaics.

Mr. Oschner clarified massing issues with the Commission. Mr. Hawkes asked the Commission for an explanation of why the process involves multiple design and land use reviews.

One Commissioner suggested reconvening the Process Improvements Subcommittee to review the application process.

This motion was carried by the following vote:

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

Commissioner White left the Council Chambers at 3:41 P.M.

**III. DISCUSSION ITEM:**

**ACTUAL TIME: 3:41 P.M.**

**US 101 IMPROVEMENT PROJECT UPDATE**

As required by the Coastal Development Permit issued by the Planning Commission on December 13, 2004, and extended on October 11, 2006. City and California Department of Transportation Staff are providing an update on the status of the project, including design updates and condition compliance.

Case Planner: Michael Berman, Project Planner  
Email: mberman@santabarbaraca.gov

Michael Berman, Project Planner, gave the Staff presentation and introduced Mike Sandecki, Environmental Coordinator, and Scott Eades, Project Manager, for the California Department of Transportation (Caltrans). Fred Luna of Santa Barbara County Association of Governments (SBCAG) was also included.

Staff, Mr. Luna, and Caltrans Representatives answered Planning Commission questions about hydraulic capacity under the bridge at Sycamore Creek, utility undergrounding, overhead transmission lines at the Hot Springs roundabout, and construction plans for routing concrete trucks. Also addressed were an update on Union Pacific right-of-way acquisition, pedestrian walkway issues, the availability of more buses, and whether a temporary railroad will be required during railroad bridge replacement.

The Commission expressed appreciation for the work that Caltrans has accomplished. One Commissioner suggested use of a blog for keeping the public aware of road conditions.

**IV. ADMINISTRATIVE AGENDA**

**A. Committee and Liaison Reports.**

1. Commissioner Jostes reported on the March 6, 2007 Housing Policy Steering Committee meeting and the progress made on the Condominium Conversion Ordinance.

2. Commissioner Myers reported on the Ray Kappe lecture he attended, as part of the UCSB Art Department symposium, with a focus on modular design for low income housing..
  3. Commissioner Thompson reported on the City Council Ordinance Committee regarding the Neighborhood Preservation Ordinance Update. Mr. Vincent gave additional input to changes being considered at City Council next Tuesday at noon.
  4. Commissioner Jacobs reported on the County Art Commission's joint symposium with municipalities that included an outside speaker from the James Irvine Foundation.
  5. Commissioner Bartlett gave an update on the Neighborhood Preservation Ordinance (NPO) and a meeting that took place this week with Staff.
- B. Review of the decisions of the Staff Hearing Officer in accordance with SBMC §28.92.026.
- None were requested.

V. **ADJOURNMENT**

**MOTION: Jostes/Thompson**

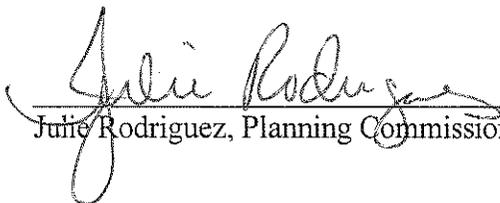
Adjourn the meeting of March 8, 2007

This motion carried by the following vote:

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

Chair Jacobs adjourned the meeting at 4:37 P.M.

Submitted by,

  
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Julie Rodriguez, Planning Commission Secretary