



City of Santa Barbara

Planning Division

PLANNING COMMISSION MINUTES

APRIL 19, 2007

CALL TO ORDER:

Chair Charmaine Jacobs called the meeting to order at 1:06 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:

Jan Hubbell, Senior Planner

Jaime Limón, Senior Planner

N. Scott Vincent, Assistant City Attorney

Debra Andaloro, Environmental Analyst

Kathleen Kennedy, Associate Planner

JoAnne LaConte, Assistant Planner

Rob Dayton, Principal Transportation Planner

Steve Foley, Supervising Transportation Planner

Julie Rodriguez, Planning Commission Secretary

I. PRELIMINARY MATTERS:

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

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

1. Request that Agenda Item IV.B., 1829 State Street, be continued to May 17, 2007.

MOTION: Bartlett/Myers

Continued Agenda Item IV.B., 1829 State Street, to May 17, 2007

This motion carried by the following vote:

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

2. Announcements and appeals.

Ms. Hubbell made the following announcements:

1. Claudia Madsen, Citizens Planning Commission activist, passed away last Sunday. Her passion for City activism and volunteerism was acknowledged.
2. Victoria Greene, Project Planner, has accepted a position as Executive Director of the Montecito Association.
3. The 1533 W. Valerio appeal was heard by City Council on Tuesday with the City Council voting 4/3 to uphold the Planning Commission's approval. The three opposition votes were not against the project, but concerned with the garage modification.

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

Chair Jacobs opened the public hearing at 1:09 P.M. and, with no one wishing to speak, closed the hearing.

II. CONSENT ITEM:

ACTUAL TIME: 1:09 P.M.

APPLICATION OF DAN AND LORNA MCGILVRAY, 2108 LAS CANOAS ROAD, 021-030-031, A1/ SINGLE-FAMILY RESIDENCE, GENERAL PLAN DESIGNATION: RESIDENTIAL, 1 UNIT PER ACRE (MST2005-00456)

The project consists of a proposal for a new 2,192 square foot one-story single-family dwelling and a 611 square foot detached garage with a second-floor 478 square foot artist studio on a 4.64 acre vacant lot in the Hillside Design District. Grading of the site involves 490 cubic yards of cut and 505 cubic yards of fill outside of the main building footprint.

The discretionary applications required for this project are:

1. Neighborhood Preservation Ordinance Findings for grading in excess of 500 cubic yards outside of the building footprint (SBMC §22.68.070).

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 small structures.

Case Planner: Jaime Limón, Senior Planner

Email: jlimon@SantaBarbaraCA.gov

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

MOTION: Myers/Thompson

Waive the Staff Report

This motion carried by the following vote:

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

Jaime Limon responded to the Commission confirming that the structures at the bottom of the hill will be demolished.

Chair Jacobs opened the public hearing at 1:10 P.M. and, with no one wishing to speak, closed the public hearing.

MOTION: Myers/Bartlett

Assigned Resolution No. 017-07

Approved the project making the findings for the Neighborhood Preservation Ordinance as outlined in the Staff Report with the added condition that 1) the applicant continue the fill slope proposed below the new driveway to blend with the existing topography below to eliminate apparent scaring below driveway.

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. CONTINUED ITEMS

ACTUAL TIME: 1:13 P.M.

- A. **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). Continued from February 15, 2007**

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

JoAnne La Conte, Assistant Planner, gave the Staff presentation along with Rob Dayton, Principal Transportation Planner.

Suzanne Elledge gave the applicant presentation, joined by Trey Pinner, Property Manager, and Rex Ruskauff, Architect, in answering questions.

Staff answered Planning Commission questions on the curb cut considerations for Santa Barbara Street, curb cut considerations with the elimination of driveway access on Canon Perdido Street and impact on access for trash haulers, and use of neighboring leased parking spaces.

Ms. Elledge and Mr. Pinner answered questions on considerations for access by trash haulers, proposed landscaping and permeable surfacing to be reviewed by the Historic Landmarks Commission, status of potential easement for access to parking on the adjacent Trust for Historic Preservation property, potential for using leased parking spaces across the street, alternative parking considerations, and gated pedestrian access through the plaza to the southerly parking lot.

Commissioners would like to see landscaping and permeable surfacing in the plaza included in Conditions of Approval.

Chair Jacobs opened the public hearing at 1:51 P.M.

Sally Fohuse, Associate Director, Trust For Historic Preservation, spoke in opposition to the project expressing concern with precedent set by the project in the elimination of parking. Ms. Fohuse responded to the Commission's questions on parking availability and wait list time.

With no one else wishing to speak, the public hearing was closed at 1:55 P.M.

Staff answered additional Planning Commission questions on the expiration of current residential parking permits and possible application of sunset laws for street parking or attrition resulting from non-issuance of expired permits,

Rex Ruskauff, Architect, recapped the additional enhancements proposed for the project that include adding trees and permeable paving for a pedestrian walkway, improvements to the existing laundry facility, .

The applicant team answered the Commission's questions regarding intended use of the moped area by residents.

One Commissioner expressed concern about approving the project with the precedent of reducing existing parking without further exploration of mitigation by using neighboring parking options for residential units, even if only as a short term solution. Suggestion was made that consideration should be given for laundry facilities, and maintaining the historic use of the property that did not include cars. Some Commissioners supported the \$64,000 payment to the Metropolitan Transit District (MTD) and the opportunity to increase ridership. Consideration was requested for the driveway on Canon Perdido Street to become a non-vehicle access driveway and the closure of all curb cuts.

STRAW VOTE:

In favor of reducing residential parking permits by attrition:

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

STRAW VOTE:

In favor of reducing residential parking permits by use of a sunset law.

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

MOTION: Thompson/Bartlett

Assigned Resolution No. 018-07

Uphold the appeal of the denial by the Staff Hearing Officer approving the project and making the findings outlined in the Staff Report for the modifications and Development Plan with the following added conditions: 1) Add Condition A.11: **"Courtyard Open Space Availability.** The courtyard open space shall be available only for use by the residential tenants and commercial tenant employees, except for delivery access." 2) Add Condition B.5: **"MTD Payment.** Proof of payment of \$64,286 to the Santa Barbara Metropolitan Transit District shall be submitted." 3) Revise the introduction to Condition C, as follows: **"Design Review.** The following items are subject to the review and approval of the Historic Landmarks Commission (HLC). HLC shall not grant preliminary approval of the project until the following conditions have been satisfied." 4) Add condition C.4: **"Open Space and Paseo.** Create a useable open space between the storage areas to be used by residential tenants and commercial tenant employees, using landscaping and permeable paving. Include pedestrian access (paseo) from Canon Perdido and Santa Barbara Streets and a place for employee bicycle and moped parking. Consider relocating the trash enclosure to enhance the paseo and provide for efficient trash pick-up. 5) Add the following to Condition D.1: Close the driveway from Santa Barbara Street and replace it with a curb. Consider closure of the driveway on Canon Perdido Street in consultation with Marborg.

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.

ACTUAL TIME: 2:33 P.M.

B. 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). Continued from March 8, 2007; Continued to May 17, 2007.

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

IV. ENVIRONMENTAL SCOPING HEARING:

ACTUAL TIME: 2:33 P.M.

APPLICATION OF THE CONCEPTUAL MOTION COMPANY, AGENT FOR DBN CARRILLO LLC, 210 W. CARRILLO STREET, APN 039-271-025, C-2, COMMERCIAL ZONE, GENERAL PLAN DESIGNATION: GENERAL COMMERCE (MST2005-00772).

The project consists of the demolition of the existing Carrillo Plaza/Radio Square commercial site, comprised of 18,547 square feet of various retail and service commercial uses, and the construction of a new two, three and four-story mixed-use project with 55

residential units and 18,369 square feet (net) of commercial space. Twenty nine of the residential units would be bonus density units with twenty-one residential units proposed to be affordable. Five of the residential units would be live/work units. The proposed commercial area consists of one 14,281 square foot (net) commercial condominium separated into nine units and 439 square feet of common area. The commercial square footage associated with the five live/work condominiums would total 3,649 square feet (net). Two levels of subterranean parking are proposed with a total of 175 parking spaces. Vehicular access to and from the parking area is proposed with entrance and exit ramps along Carrillo Street and an exit only ramp along De la Vina Street.

Required Permits: The proposed development would require the following discretionary applications:

1. Modification of the lot area requirements to allow 29 bonus density residential units on a lot in the C-2 Zone (SBMC§28.21.080); and
2. Tentative Subdivision Map for a one-lot subdivision to create fifty-five (55) residential condominium units (including 5 live/work units) and one 14,281 square foot commercial condominium with 439 square feet of common commercial area (SBMC§27.07 and 27.13).

Case Planner: Kathleen Kennedy, Associate Planner

Email: kkennedy@SantaBarbaraCA.gov

Kathleen Kennedy, Associate Planner, gave the Staff presentation, joined by Debra Andaloro, Environmental Analyst and Steve Foley, Supervising Transportation Planner.

Ms. Jacobs stepped down from the item at 2:56 PM, with Vice Chair Myers assuming the Chair.

Steve Yates, The Conceptual Motion Company, gave the applicant presentation, joined by Scott Schell, Associated Transportation Engineers, and Steve Delson, President of DBN Development,

Staff and the applicant team answered Planning Commission questions on peak hour traffic volumes at area intersections, proposed project clean-up of contaminants, consideration of rental housing as part of the project, regarding whether the project needed an Environmental Impact Report (EIR) or Negative Declaration (ND), and the inclusion of public views.

Chair Myers opened the public hearing at 3:08 P.M., and with no one wishing to speak, closed the hearing.

Commissioner's comments:

1. Would like Historic Landmarks Commission to consider public view preservation.
2. Would like an analysis included on the traffic impact on intersections, including the Carrillo Street/Chapala Street intersection.
3. Would like other pending projects to be taken into consideration regarding traffic.
4. Concerned with clean-up and excavation and would like EIR to analyze how to protect neighboring properties from potential damage. Suggested photo documentation of existing conditions of neighboring properties.
5. Consider construction phase traffic implications and impact on traffic patterns.

Staff answered additional Planning Commission questions on cumulative solid waste calculations per California Environmental Quality Act (CEQA) recommendations, traffic relative to Highway 101 improvements, correction of water and soil contamination, analysis in the EIR of traffic impact by proposed projects in the neighborhood, consideration in the EIR of the proposed expansion of the MTD Transit Center in the traffic analysis, and the effect on commuting and automobile use, and the estimated project timeline.

Commissioners agreed that the Initial Study is adequate and recommended proceeding with the focused EIR on traffic based on Initial Study.

V. ADMINISTRATIVE AGENDA

1. Committee and Liaison Reports.
 1. Commissioner Thompson reported on City Council's approval of the Airport Runway Safety Area Extension construction contract based on FAA funding. The final phase of the project will be moving forward.
 2. Commissioner White reported that the West Beach Pedestrian Improvement Project presentation will be given at the Harbor Commission this evening. Ms. Hubbell added that the project will require a Coastal Development Permit when it comes before the Planning Commission.
2. Review of the decisions of the Staff Hearing Officer in accordance with SBMC §28.92.026.

Commissioner White reported that the 2230 Cliff Drive project was denied by the Staff Hearing Officer and may be appealed to the Planning Commission.

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

- a. Draft Minutes of March 8, 2007
- b. Draft Minutes of March 15, 2007
- c. Resolution 011-07
3250 Braemar Drive
- d. Resolution 012-07
25 S. Calle Cesar Chavez
- e. Resolution 013-07
817 N. Milpas Street

- f. Resolution 014-07
561 W. Mountain Drive

MOTION: Thompson/Larson

Approve the minutes and resolutions as corrected.

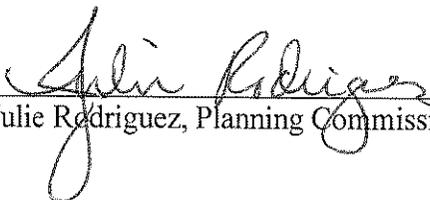
This motion carried by the following vote:

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

VII. ADJOURNMENT

Chair Myers adjourned the meeting at 3:28 P.M.

Submitted by,



Julie Rodriguez, Planning Commission Secretary

