



City of Santa Barbara Planning Division

PLANNING COMMISSION MINUTES

May 3, 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, John Jostes, Stella Larson, George C. Myers, Addison S. Thompson and Harwood A. White, Jr.

STAFF PRESENT:

Paul Casey, Community Development Director

Bettie Weiss, City Planner

Jan Hubbell, Senior Planner

N. Scott Vincent, Assistant City Attorney

Michael Berman, Environmental Analyst

Laurie Owens, Project Planner

Peter Lawson, Associate Planner

Suzanne Johnston, Assistant Planner

Andrew Bermond, Assistant Planner

Steve Foley, Supervising Transportation Planner

Stacey Wilson, Associate Transportation Planner

Chris Short, Flood Plain Coordinator

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 made the following announcements:

1. The Neighborhood Preservation Ordinance Update was introduced at City Council and approved on May 1, 2007. The Neighborhood Preservation Board was changed to the Single Family Design Board. Adoption of the Neighborhood Preservation Ordinance will be on the consent calendar on May 8, 2007.
 2. 561 W. Mountain Drive has been appealed to the City Council and will be heard on June 12, 2007. Commissioner Bartlett will represent the Commission.
- C. Comments from members of the public pertaining to items not on this agenda.
- Chair Jacobs opened the public hearing at 1:06 P.M. and, with no one wishing to speak, closed the hearing.

II. CONSENT ITEM:

ACTUAL TIME: 1:06 P.M.

APPLICATION OF JIM LECRON ARCHITECT FOR BRUCE AND JANICE HARTOCH TAYLOR, 1936 EL CAMINO DE LA LUZ, 045-100-010, E-3/SD-3 ZONES, GENERAL PLAN DESIGNATION: 5 UNITS PER ACRE (MST2004-00727)

The proposed project involves a 976 square foot, first floor addition, a 667 square foot, second floor addition and the expansion of an existing raised porch to an existing 1,079 square foot one-story residence on a raised foundation, the construction of a attached 474 square foot two-car garage, and the removal of a 13-inch Olive tree. The project additions include the legalization of the as-built construction including the conversion of the 399 square foot, garage conversion to habitable space, a 240 square foot as-built addition to the rear of converted garage; and a 105 square foot as-built raised deck and spa. These items were approved under a previous permit, which expired before final inspections were completed. The project will result in a two-story 2,722 square foot, two-story, single-family residence with a detached 441 square foot, two-car garage on a 14,503 square foot lot. The discretionary application required for this project is: A Coastal Development Permit (CDP2006-00017) 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.

Case Planner: Suzanne Johnston, Associate Planner

Email: sjohnston@SantaBarbaraCA.gov

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

MOTION: Thompson/Jostes

Waive the Staff Report

This motion carried by the following vote:

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

Chair Jacobs opened the public hearing at 1:07 P.M.

Leslie Wiscomb, neighbor, spoke in support of the project.

With no one else wishing to speak, the public hearing was closed at 1:08 P.M.

MOTION: Thompson/Myers

Assigned Resolution No. 019-07

Approve the Coastal Development Permit making the findings as stated in Section VII of the Staff Report and subject to the conditions as outlined in Exhibit A.

This motion carried by the following vote:

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

Chair Jacobs announced the ten calendar day appeal period.

III. DISCUSSION ITEM:

ACTUAL TIME: 1:09 P.M.

PRESENTATION AND DISCUSSION OF THE PROPOSED PLANNING DIVISION TWO-YEAR FINANCIAL PLAN FOR FISCAL YEARS 2008 - 2009 AND THE RECOMMENDED OPERATING AND CAPITAL BUDGET FOR FISCAL YEAR 2008.

Case Planners: Bettie Weiss, City Planner

Email: bweiss@SantaBarbaraCA.gov

Bettie Weiss, City Planner, gave the Staff Presentation and introduced Paul Casey, Community Development Director, and Michele DeCant, Administrative Analyst, who were available for answering questions.

Chair Jacobs opened the public hearing at 1:28 P.M. and, with no one wishing to speak, closed the hearing.

Commissioner's comments and questions:

1. Noted that many performance measures are not in the scope of departmental control, and asked if it is the intent to measure department performance in meeting job requirements or to track statistics of the number of applications received. Inquired on the philosophy of performance program measures.
2. Noted the proposed budget varied from year to year and wondered about the rationale for significant variances. Cited intergovernmental staffing revenues and projected revenues as an example.
3. Would like to revisit the 30% recovery fee goal for the Land Development Team. Noted the goal had been at 22-25% two years ago with a goal of getting to 27% and asked for an update. Wondered if the new 30% fee will exceed the 30% recovery.
4. Suggested one measurable goal might be to reduce the number of appearances before a Board or Commission. Suggested incentives and disincentives be offered to reduce the redundancy of review.
5. Asked if consideration could be given to a fee schedule to deter applicants from multiple review meetings; would help meet the 30% goal.
6. Asked for clarification of where new training fees are covered in budget. Would like to see training offered for the public to understand the review process.
7. Asked if the budget will provide for any compensation for the committee time that will be required by Planning Commissioners to participate in the General Plan Update.
8. Asked how the database for the Neighborhood Preservation Ordinance is being funded.
9. Would like to see the City budget temporarily increased to send the entire Planning Commission, a Staff Person, and a Council Liaison to a League of California Cities Conference that would better prepare the Commission for the General Plan Update. Estimated cost would be approximately \$1,000.00 -1,400.00/per person.
10. Noted Staff Support for the Architectural Board of Review is more limited. Suggests more Staff support so that Staff Reports can be written.
11. Asked for description of LEED Certification and would like to see a goal set for more Staff to have this training. Also, recommended that the educational materials obtained through training be shared with the Commission.

Ms. Weiss stated that the P3 performance measurement tracking method is a new concept for the City. It is a combination of tracking statistics and numbers and setting goals. Ms. Hubbell added that this is an attempt to provide good customer service and also manage the workload. It is acknowledged that a lot is not in Staff control.

Ms. Weiss recapped the history of funding Planning Commission training activity and how it has led to the present budget of \$1,200.00. Money could be reallocated to increase this amount, but would mean taking it from the Staff training budget.

Paul Casey, Community Development Director, explained the budget complexities that lead to yearly fluctuations depending on when funds are received, such as community development block grants that do not always line up in a fiscal year.

Ms. Weiss informed the Commission about the quarter percent of the original application fee that is charged for each return to a design review board after the fourth review. Ms. Hubbell stated that applicants that submit more than three Development Application Review Team (DART) reviews are given an additional fee for a fourth review. Mr. Casey stated that looking at an inverted fee schedule could be considered next fiscal year.

Ms. Weiss stated that in-house training has been absorbed into basic staff costs. It is labor intensive and needed. The implementation of the Neighborhood Preservation Ordinance was funded for supplies, but training has been conducted by Staff in-house and one of the reasons for justification of an in-house trainer. The Planning Commission agendas have been lightened with the introduction of projects being heard by the Staff Hearing Officer, allowing the Commission more time for major project review and policy issues, such as Plan Santa Barbara.

Ms. Weiss explained the sources of revenue budgeted for the General Plan Update in a fund that includes a percentage of 11-13% surcharge of building fees. Mr. Casey added that the budget for the General Plan Update that was previously allocated, but not used, rolls over into use this next year.

Ms. Weiss stated that more than one Staff person in Community Development will be trained and Leadership, Environment, Energy, and Design (LEED) Certified, and described the many ways that one can become certified.

III. NEW ITEMS:

ACTUAL TIME: 2:12: P.M.

A. APPLICATION OF JEFF SPEARS, AGENT FOR FEDERAL EXPRESS CORP., 495 SOUTH FAIRVIEW AVENUE, 073-045-003, A-F, S-D-3, AIRPORT FACILITIES, AND COASTAL OVERLAY ZONES, GENERAL PLAN DESIGNATION: MAJOR PUBLIC AND INSTITUTIONAL (MST 2006-00131, CDP2006-00131)

The proposed project involves a remodel of approximately 22,000 square feet of existing office space and approximately 40,000 square feet of existing aircraft hangar space at the Santa Barbara Airport for a parcel sort facility including van staging, storing, and maintenance by the Federal Express Corporation. The project would be located in Hangar 3 of the Ampersand Building accessed from South Fairview Avenue via Edward Verhelle Road. External work would include the removal of 19 parking spaces and the addition of signage and landscaping features in the parking area. The discretionary application required for this project is a Coastal Development Permit to remodel an aircraft hangar 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 Sections 15301 and 15304.

Case Planner: Andrew Bermond, Assistant Planner

Email: abermond@SantaBarbaraCA.gov

Andrew Bermond, Assistant Planner, gave the Staff presentation.

Jeff Spears, Architect, did not give an applicant presentation, but remained available for answering questions.

Mr. Bermond and Mr. Spears answered Planning Commission questions on potential fire code issues with aircraft in adjacent hangars; if modifications to the hangar were reversible and who would bear the cost of a change in use; implications of Measure E with regard to potential increase or reduction with commercial space; any increase in the number of Federal Express vans; and drainage of water from maintenance bays. Also addressed was a clarification of the definition of appropriate hangar use and flood plain impacts.

Chair Jacobs opened the public hearing at 2:34 P.M. and, with no one wishing to speak, closed the hearing.

MOTION: Thompson/Myers

Assigned Resolution No. 020-07

Approved the project making the findings in the Staff Report and the Conditional Use Permit with the added condition of including a fire sprinkler system.

This motion carried by the following vote:

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

Chair Jacobs announced the ten calendar day appeal period.

ACTUAL TIME: 2:36 P.M.

B. APPLICATION OF MARK WIENKE FOR STEVE JOHNSON, PROPERTY OWNER, 517 W FIGUEROA STREET, APN 039-250-020, R-3 ZONE, GENERAL PLAN DESIGNATION: RESIDENTIAL 12 UNITS/ACRE (MST2005-00143)

The proposed project is for conceptual review and consists of three requests:

- 1) Amend an approved Parcel Map (Resolution No. 009-005) to expand a designated building envelope an additional twenty-three feet to the west and modify conditions related to the building envelope.

- 2) A request to modify the applicable conditions of approval related to the drainage swale by installing a below grade bio filter and developing a portion of the swale instead of replanting with native vegetation.
- 3) A request to clarify the use of a bike path easement that was recorded as part of a condition of approval of the parcel map. As proposed, a 16 foot wide driveway would share a portion of the bike path easement and a dual use driveway/bike path would be created.

The project site is vacant with a drainage swale located on the southern property line and the Old Mission Creek Drainage on the south-eastern property line.

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:

The discretionary applications required for this project are:

1. Map Amendment (SBMC § 27.07.110);
2. Condominium Subdivision (SBMC § 27.13.070)

Case Planner: Peter Lawson, Associate Planner

Email: plawson@SantaBarbaraCA.gov

Peter Lawson, Associate Planner, gave the Staff presentation.

Steve Johnson, Owner, gave the applicant presentation, joined by Mark Wienke, Project Architect.

Chair Jacobs opened the public hearing at 3:12 P.M. and, with no one wishing to speak, closed the hearing.

Staff answered Planning Commission's questions on changes in the size of the development envelope, biological and calculated top-of-bank setback determination, and environmental review necessary for a changed project`.

Mr. Johnson answered Planning Commission questions on ownership of the small parcel to the east, and the railroad setback history.

Steve Foley, Supervising Transportation Planner, answered the Commission's questions on the benefits and liabilities of the bike path, Circulation Element policy, shared usage of driveway, and maintenance of adjacent easements.

Chris Short, Building and Safety Flood Plain Coordinator, answered questions on the 100-year floods, Base Flood Elevation (BFE) and the inundation area.

Commissioner's Comments:

Development Envelope Change

1. Two commissioners were fine with redrawing the building envelope. One suggestion was to take the tip off the south-west portion of the development envelope and trade it for the applicant's request. One Commissioner was uncertain, wanted water and swale maintained. Two Commissioners were against redrawing the envelope.
2. Likes the shift in the development envelope to the west and supports an expanded development envelope.
3. Does not favor expanding the development envelope to overtake the swale. Favors keeping the conditions as they are now. The change is inconsistent with the Conservation Element.

Drainage Swale

4. Majority of Commissioners were in favor of keeping the swale and conditions of approval as is. Commissioners felt that this project defies the Conservation Element. A project can be built here, but not to the scale desired. Conservation of resources need to be considered in its development. Suggested an Environmental Impact Report if the development envelope is expanded and the swale reduced.
5. Suggested open drainage that offers a biological benefit.
6. Would like to see the drainage swale that comes in from Figueroa Street maintained as a surface swale that maintains vegetation and not put underground.
7. Feels the preservation of the swale is a community benefit and would like to see it day-lighted and kept natural.
8. One Commissioner finds building development envelope OK, but wants volume of water protected. Would like to see a compromise; perhaps moving the swale.

Bike Path

9. All of the Commissioners would like to see the public easement of the bike path maintained. One commissioner did not like the steep drop in the adjacent parcel. Three commissioners felt that the path could be shared with cars along the driveway.
10. Some Commissioners could not support shared use of the bike path and driveway due to safety concerns.

Ms. Hubbell reminded the Commission that the setback required by the railroad only pertains to habitable structures and stated the garage could be in the setback and would help mitigate noise impacts.

IV. ADMINISTRATIVE AGENDA

A. Committee and Liaison Reports.

Commissioner Bartlett reported on the Housing Policy Steering Committee on April 24, 2007. Discussion was held on the Condominium Conversion Ordinance and triggers for structural improvements, as well as the two-step flip process.

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

Commissioner White informed the Commission that all projects heard on the agenda were modifications and approved.

VII. ADJOURNMENT

MOTION: Jostes/Larson

Adjourn the meeting of May 3, 2007

This motion carried by the following vote:

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

Chair Jacobs adjourned the meeting at 4:12 P.M.

Submitted by,



Julie Rodriguez, Planning Commission Secretary

