



# City of Santa Barbara Planning Division

## PLANNING COMMISSION MINUTES

May 10, 2007

### CALL TO ORDER:1

Chair George Myers called the meeting to order at 1:01 P.M.

### ROLL CALL:

#### **Present:**

Vice-Chair George C. Myers

Commissioners Bruce Bartlett, John Jostes, Harwood A. White, Jr., and Addison S. Thompson .

#### **Absent:**

Charmaine Jacobs

Stella Larson

### STAFF PRESENT:

Jan Hubbell, Senior Planner

N. Scott Vincent, Assistant City Attorney

Rob Dayton, Principal Transportation Planner

Steve Foley, Supervising Transportation Planner

Kathleen Kennedy, Associate Planner

Julie Rodriguez, Planning Commission Secretary

### **I. PRELIMINARY MATTERS:**

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

Chair Myers announced that Item, 515 E. Arrellaga Street is continued to May 17, 2007.

- B. Announcements and appeals.

Ms. Hubbell made the following announcements:

1. The Neighborhood Preservation Ordinance was adopted by City Council on Tuesday, effective June 7, 2007.

2. The Local Coastal Plan Amendments were introduced at City Council and will be adopted next week.
3. City Council has requested a meeting held including the Council, Planning Commission, Architectural Board of Review, and the Historic Landmarks Commission regarding tools for reviewing building height and neighborhood compatibility.
4. The Upper State Street Study was adopted by City Council on Tuesday with some changes.

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

Chair Myers opened the public hearing at 1:03 P.M. and, with no one wishing to speak, the hearing was closed.

## II. CONCEPT REVIEW:

### ACTUAL TIME: 1:03 P.M.

#### APPLICATION OF CEARNAL ANDRULAITIS LLP, ARCHITECT FOR SCHAAR HOMES, 101 E. VICTORIA STREET, APN 029-071-013, C-2, COMMERCIAL ZONE, GENERAL PLAN DESIGNATION: COMMERCIAL OFFICE (MST2006-00758)

The project consists of a proposal to demolish an existing two-story 11,900 square foot commercial office building and construct a new three-story 17,659 square foot commercial building comprised of 50 condominium office units on a 19,725 square foot parcel. A total of forty-five parking spaces would be provided in an underground garage, with eight reserved for the adjacent parcel located at 109 E. Victoria Street.

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. Modification of the parking requirements to allow less than the number of required parking spaces (SBMC§28.90);
2. Tentative Subdivision Map to create a one-lot subdivision for 50 commercial condominium units (SBMC§27.07); and
3. Development Plan approval to allow an estimated 5,759 square feet of additional non-residential development (SBMC§28.87.300).

Case Planner: Kathleen Kennedy, Associate Planner

Email: [kkennedy@SantaBarbaraCA.gov](mailto:kkennedy@SantaBarbaraCA.gov)

Kathleen Kennedy, Associate Planner, gave the Staff presentation.

Staff responded to the Commissions question regarding the per space cost of the Granada Garage.

Brian Cearnal, Architect, gave the applicant presentation and introduced Nick Schaar, owner.

Mr. Cearnal answered the Commission's questions regarding the comparison of this project's cost with the Granada Garage's cost per space, and clarification of square footage provided in the report.

Chair Myers opened the public hearing at 1:27 P.M. and the following people spoke:

1. Len Kaplan, neighbor, was concerned with the potential problem of left-hand turns onto Anacapa Street from the proposed project, security, and signage.
2. Jim Westby, Vice President, Santa Barbara Safe Streets, expressed concern about any parking modifications; questioned actual use of alternative transportation; the potential for conversion of commercial condominium to residential use; and liked the concept but would like to see an Environmental Impact Report prepared for traffic and parking.
3. Kellam De Forest, concerned with parking and how much bulk is proposed.
4. Faye Rossow, neighbor, requested that a full Environmental Impact Report be prepared; concerned with where delivery trucks will park; and recommended driveway access from Victoria Street only.
5. Rolf Koval, neighbor, expressed concern over the history of the project site and hot spot clean up.

With no one else wishing to speak, the public hearing was closed at 1:38 P.M.

Mr. Cearnal stated that Covenants, Conditions & Restrictions (CC&R's) will restrict sleeping in the units; building heights will be less than 35', and provided a status of ongoing site clean-up.

Mr. Cearnal answered the Commission's questions regarding the location of the driveway on Anacapa Street instead of Victoria Street.

Staff answered the Commission's questions on the traffic generation rate of individual office condominiums as opposed to the larger shared office space; inability to provide increased participation in the zone of benefit; and clarification of zone of benefit affect on project parking.

Staff commented that the 1 parking space per 500 SF requirement consideration was made for traffic reduction.

Commissioner's comments:

1. All Commissioners commented favorably on the small commercial condominium concept being unique for Santa Barbara. Liked architectural approach. Suggested condition on types of uses to prevent four or five units merging together to form a restaurant.
2. Commissioners commented favorably on allowing the project to acquire non-residential square footage through the Economic Development Category (Measure E).
3. Commissioners stated that the parking demand study was not acceptable and were not in support of the parking modification.
4. Expressed concern about the parking study conclusions and suggested that all required parking spaces be provided, then if it was determined later on that they were not needed they could be converted to storage space or could be leased. Providing some larger units as part of the design could lend itself to tandem parking.
5. Concerned with safety and traffic circulation. Suggested car-share incentives offered, use of electric vehicle and tandem parking be considered.
6. Density of 50 units appears to be heavy; needs to be reviewed.
7. Suggested inclusion of pedestrian paseos on east side.
8. Most Commissioners suggested consideration of the garage entrance on Victoria Street because of traffic on highly-used Anacapa Street; could visualize delivery trucks on Victoria, but not on Anacapa Street. Would like to see parking entrance away from the adjacent residential lot.
9. Suggested variance in office sizes to accommodate two-person office.
10. Would like to see a completed LEED's worksheet accompany development application.
11. Would like to see owners association fund bus passes.
12. Would like to see western elevation and shadow lines on neighboring unit considered.
13. Commented on the history behind the boundary for what is considered the Central Business District.
14. Suggested looking at similar project at 400 block of E. Gutierrez that also has small office spaces and limited parking, which has been a problem.
15. Referenced Luria project on West De la Guerra Street where there is leasing of parking spaces.
16. Willing to look at creative solutions to issues raised, but be cautious, too.

**III. NEW ITEM:**

**ACTUAL TIME: 2:18 P.M.**

**APPLICATION OF SUSAN MCLAUGHLIN, AGENT FOR ANGELO SALVUCCI, 515 E. ARRELLAGA STREET, 027-132-013, R-3, MULTIPLE RESIDENTIAL UNIT ZONE, GENERAL PLAN DESIGNATION: RESIDENTIAL, 12 UNITS PER ACRE (MST2005-00475) Continued to May 17, 2007**

The proposed project involves the conversion of ten existing apartment units to eight residential condominiums. Six two-bedroom units and two three-bedroom units are proposed. Two parking spaces per condominium unit would be provided for a total of sixteen spaces. Ten parking spaces are provided at grade under the residential building and six uncovered parking spaces are provided at the rear of the property.

The discretionary applications required for this project are:

4. A Modification to allow parking in the required rear yard setback (SBMC §28.21.060 and §28.92.110);
5. A Tentative Subdivision Map for a one-lot subdivision to create eight residential condominium units (SBMC 27.07 and 27.13); and
6. A Condominium Conversion Permit to convert ten existing residential units to eight 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 Guidelines Section 15301.

Case Planner: Irma Unzueta, Project Planner  
Email: iunzueta@SantaBarbaraCA.gov

Chair Myers called a five minute break at 2:18 p.m. and reconvened at 2:23 P.M.

**IV. CONCEPT REVIEW:**

**ACTUAL TIME: 2:23 P.M.**

**APPLICATION OF ISAAC ROMERO, SUZANNE ELLEDGE PLANNING AND PERMITTING SERVICES, AGENT FOR THOMAS SWIGGUM, 1318 & 1320 ONTARE ROAD, 055-160-027 & 055-160-046, A-1 ZONE, GENERAL PLAN DESIGNATION: RESIDENTIAL 1 UNIT PER ACRE (MST2003-00296)**

The project consists of the conceptual review of a two-lot subdivision of an 8-acre lot in the A-1 zone and Hillside Design District. The resulting lots would have a net area of 2.10 acres (parcel 1) and 5.62 acres (parcel 2), with average slopes of 29.89% and 37.43%, respectively. An 8,383 square foot building envelope is proposed on the new parcel to accommodate the development of a new residence accessed by a driveway approximately 500 feet in length. The grading for the driveway access and building pad would involve 3,600 cubic yards (CY) of grading of which 2,000 CY results from cut, 1,600 CY is fill, and 400 CY of soil would be exported from the site. A number of fruit and ornamental trees and two oak trees are proposed for removal. A trail easement is offered for dedication in favor of the City of Santa Barbara across the property between

the Ontare Hills Lane property to the west and the County owned property to the east. A previous proposal for this property was reviewed by the Planning Commission on March 16, 2006.

The purpose of the concept review is to allow the Planning Commission 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. A Tentative Subdivision Map to allow the proposed two-lot subdivision (SBMC §27.07) and;
2. Neighborhood Preservation Ordinance findings to allow an excess of 500 cubic yards of grading in the Hillside Design District (SBMC §22.68.070.A.3).
3. Modification of the street frontage requirements to allow proposed Parcel 2 to provide less than the required 60 foot street frontage in the E-3, Single Family Residential Zone (SBMC §28.15.080).
4. Waiver of the requirement that newly created lots front upon a public street to allow proposed Parcel 2 to be served by a private driveway (SBMC §22.60.300).
5. Architectural Board of Review to review the grading and vegetation removal plans and Neighborhood Preservation Ordinance Findings (SBMC §22.68.040.C & D, §22.68.060)

Case Planner: Jan Hubbell, Senior Planner

Email: [jhubbell@SantaBarbaraCA.gov](mailto:jhubbell@SantaBarbaraCA.gov)

Jan Hubbell, Senior Planner, gave the Staff presentation.

Staff answered Planning Commission questions on the trail easement received dedicated by the Ontare Hills subdivision.

Isaac Romero, Suzanne Elledge Planning and Permitting Services, gave the applicant presentation joined by Peter Doctors, Civil Engineer, Flowers & Associates, Inc.

Mr. Romero answered the Commission's questions regarding existing grading on the southern edge of the property, the proposed retaining walls, projected fencing between parcels, and vehicle turn-around.

Staff answered Commission's additional questions regarding fire hydrants and Fire Department review.

Chair Myers opened the public hearing at 2:50 P.M. and, with no one wishing to speak, closed the hearing.

Commissioner's comments:

1. Some Commissioners suggested breaking up the 8' height of retaining wall on north of side of driveway and use of naturalized colors and sandstone materials; appears large. Would like to see impact caused by inclusion of guard rails or fencing.
2. Would like to see a condition included to clean up the grading near the southerly property line and restore the area to a more natural condition.
3. Would like to see any hazardous vegetation on the property reviewed by the Fire Department to assure safety. Include a fire hydrant if necessary.
4. Suggested use of sprinklers and fire safe materials.
5. Supports development on a small area of 30 per cent slopes due to site constraints having been addressed. Suggested that conditions of approval learn from Rogers Tract grading.
6. Findings can be made for street frontage modification; sees public and trail access and dedication as a public benefit.
7. Felt that this concept is the best option presented; least impacting visually to the public and the adjacent neighbors.
8. Building envelope is in the right location, but plan alludes to flat pad grading; suggested a building site that steps with the terrain.
9. Proposed driveway is not the most optimum; suggested another review of the driveway and minimizing the retaining walls.
10. Suggested using clearer graphics in next presentation.
11. Referenced 1533 W. Valerio property and suggested keeping avocado trees where appropriate, but replacing trees with an oak woodland, especially in the trail area, for the long term use of the land.

Mr. Doctors asked the Commission for clarification on the recommendations for the retaining wall. The Commission responded that whatever provided the least visual impact from off-site would be appreciated when graded and landscaped. Commented that a sandstone retaining wall appears to be an appealing option. The Commission's consensus was that a middle ground should be sought, avoiding excessive guard rails and scarring.

V. ADMINISTRATIVE AGENDA

A. Committee and Liaison Reports.

1. Commissioner Jostes reported that the Housing Policy Steering Committee is working on Inclusionary Housing Ordinance issues, as well as the Condominium Conversion Ordinance.
2. Commissioner Thompson reported that the Airport Terminal Design Subcommittee will meet next Wednesday and focus on the interior building design.

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

Reviewed the six Staff Hearing Officer projects that were heard yesterday and approved. The project at 518 State Street raised the most public concern. There are rental units involved with no provision for parking.

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

- a. Draft minutes of April 12, 2007
- b. Resolution 016-07  
Upper State Street Study

**MOTION: White/Jostes**

Continue the review and consideration of the Planning Commission Minutes and resolutions until May 17, 2007.

This motion carried by the following vote:

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

**VII. ADJOURNMENT**

**MOTION: Jostes/Thompson**

Adjourn the meeting of May 10 2007

This motion carried by the following vote:

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

Chair Jacobs adjourned the meeting at 3:13 P.M.

Submitted by,

  
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Julie Rodriguez, Planning Commission Secretary