



# City of Santa Barbara Planning Division

## PLANNING COMMISSION MINUTES

August 16, 2007

### CALL TO ORDER:

Vice Chair George C. Myers assumed the Chair for Charmaine Jacobs.  
Chair George C. Myers called the meeting to order at 1:03 P.M.

### ROLL CALL:

#### **Present:**

Vice-Chair George C. Myers  
Commissioners John Jostes, Stella Larson, George C. Myers, Addison S. Thompson and Harwood A. White, Jr.

#### **Absent:**

Charmaine Jacobs, Bruce Bartlett

Prior to the start of the hearing, Chair Myers extended congratulations on behalf of the Planning Commission to Charmaine and Chris Jacobs on the birth of their daughter.

### STAFF PRESENT:

Jan Hubbell, Senior Planner  
N. Scott Vincent, Assistant City Attorney  
Steve Foley, Supervising Transportation Planner  
Kathleen Kennedy, Associate Planner  
Stacey Wilson, Associate Transportation Planner  
Suzanne Johnston, Assistant 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 made the following announcements:

1. There will not be a quorum for the August 23, 2007 Planning Commission Hearing. The agenda items scheduled for that hearing will be heard on August 30, 2007. The reschedule will be listed on the City website, as well as posted on noticing boards.
  2. The Planning Commission decision on 1400 Rogers Court is being appealed to the City Council on October 2, 2007. Commissioners will report back at a later meeting on who will represent the Planning Commission.
  3. Mr. White announced that the Staff Hearing Office agenda item for 819 Garden Street has been called up to the Planning Commission.
- C. Comments from members of the public pertaining to items not on this agenda.

Chair Myers opened the public hearing at 1:06 P.M.

James Kahan spoke to the Planning Commission asking for clarification and direction for citizens' ability to access and review plans. Requested that applicants have a viewable plan made available for the public.

Chair Myers stated that as plans are available to the Commission they also are made available to the public. Ms. Hubbell added that plans can be reviewed at the Planning Counter and copies can be requested from the City at that point and are available at \$13.00/page for standard size plan sets.

With no one else wishing to speak, the hearing was closed at 1:09 P.M.

## II. CONSENT ITEM:

ACTUAL TIME: 1:10 P.M.

APPLICATION OF JIM STAPLES, AGENT FOR HAMMETT FAMILY PARTNERSHIP, 2067 EUCALYPTUS HILL ROAD, 013-240-001 AND -003, A-2 SINGLE FAMILY RESIDENTIAL ZONE, GENERAL PLAN DESIGNATION: RESIDENTIAL 2 UNITS/ACRE (MST2007-00288)

The project consists of the subdivision of an existing 11.51-acre lot located in large part (9.33 acres) within the County of Santa Barbara's Jurisdiction with the remainder portion (2.18 acres) falling under the City's Jurisdiction. The subdivision will result in two newly created parcels with Parcel 1 resulting in a 5.01-acre lot and Parcel 2, a 6.50-acre lot. Each of the lots will have portions of the lot crossing the jurisdictional boundaries into the City at the southerly end. The proposal outlines development envelopes, located entirely within the County, for the existing and the proposed development for each parcel. Parcel 1 is proposed with two development envelopes and Parcel 2 with one development envelope where the existing house will remain. There is an existing shed, on proposed Parcel 1, which is proposed to be demolished. The City portions of each lot are to remain undeveloped with the exception of the existing driveway. The Montecito

Planning Commission reviewed this subdivision and granted its approval contingent on the City of Santa Barbara's review and approval.

The discretionary applications required for this project are:

1. A Modification to allow the creation of a lot without the required 100' feet of street frontage. (SBMC §28.15.080 and §28.92.110.A);
2. A Public Road Waiver (SBMC §22.60.300) to allow the creation of a new lot to be accessed via a private driveway serving more than two lots. (SBMC § 27.08); and
3. A Tentative Subdivision Map to allow the division of one parcel(s) into two parcels (SBMC 27.07).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Section 15315.

Case Planner: Suzanne Johnston, Associate Planner

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

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

**MOTION: White/Jostes**

Waive the Staff Report

This motion carried by the following vote:

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

Kathleen Weinheimer, applicant, stated that she was available to the Commission to answer any questions.

Chair Myers opened the public hearing at 1:11 P.M.

Chair Myers noted that one written public comment letter was submitted by Frank Randall, Santa Barbara, expressing concern about neighborhood drainage.

With no one wishing to speak, the hearing was closed at 1:12 P.M.

Staff answered additional Planning Commission question with regard to the slope and future use of the proposed development envelopes, review of fuels management by both the Montecito Fire District and the City of Santa Barbara Fire Department, confirmation that all fire access requirements for the subdivision were reviewed by both agencies, a neighborhood drainage issue as water flows into Hale Park, and that all conditions of approval compliance would be monitored and enforced by County Staff as the lead agency. Ms. Weinheimer responded to the Commission's questions regarding the eucalyptus trees and agreed to accept a condition of approval with regard to compliance with the Wildland

Fire Plan and a Fuels Management Plan for the entire project site to be collaboratively reviewed and approved by both Montecito Fire District and the City of Santa Barbara. Staff responded that a specific condition had been prepared with regard to the Wildland Fire issue stating that the area from the southerly edge of the driveway to the property line and area within 100 feet of adjacent structures be limbed, thinned, and pruned to remove all flammable vegetation; and that within 10 feet of either side of the driveway must be cleared to meet Fire Department Road Clearance Standards.

**MOTION: White/Jostes**

**Assigned Resolution No. 031-07**

Make the findings and approve the Tentative Subdivision Map, the Public Road Waiver, and modification with the conditions of approval in Staff Report, Exhibit A, and the additional condition that a fuel modification and hazard management program be shown, approved, and implemented on the property, as reviewed by Montecito Fire Department and the Santa Barbara City Wildland Fire Specialist.

This motion carried by the following vote:

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

Chair Myers announced the ten calendar day appeal period.

**III. NEW ITEM:**

**ACTUAL TIME: 1:22 P.M.**

**APPLICATION OF B3 ARCHITECTS, AGENT FOR CLEO M. PURDY AND MICHAEL G. SCHMIDTCHEN, CO-TRUSTEES, 3885 AND 3887 STATE STREET, APN 051-022-012 AND 051-022-033, C-2/SD-2: COMMERCIAL AND UPPER STATE STREET AREA OVERLAY ZONES, GENERAL PLAN DESIGNATION: GENERAL COMMERCE (MST2004-00801)**

This is a revised project. The project consists of a merger of two parcels and construction of a new mixed-use three-story building with underground parking. The project includes three commercial spaces (6,234 sq. ft. total net), 33 market rate one-bedroom units, one market rate studio unit, nine middle-income and one upper-middle income affordable one-bedroom units and 109 parking spaces (82 underground and 27 surface spaces). The existing 12 room motel and the 22,250 square foot office building would be demolished.

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 lot area requirements to allow ten (10) bonus density residential condominium units (SBMC§28.21.080.G); and
2. Tentative Subdivision Map for a one-lot subdivision to create forty-four (44) residential condominium units and three (3) commercial condominium units (SBMC§27.07 and 27.13).

Case Planner: Kathleen Kennedy, Associate Planner

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

Kathleen Kennedy, Associate Planner, gave the Staff presentation.

John Rosenfeld and Doug Singletary, B3 Architects, gave the applicant presentation.

Staff answered Planning Commission questions about the rear yard setbacks stating that they are 0 feet.

Mr. Rosenfeld and Mr. Singletary answered Planning Commission questions about use of the third floor common area stating that it is an open gathering area, possibly with a fireplace; explained the best way to walk to La Cumbre Plaza as a pedestrian; that the development of a public plaza would be within the front 30' setback; and that the project would use green building techniques and photo-voltaics. The applicant also explained the concept of the live/work units; floor plan design; tandem parking; consideration for separation of unit and parking space ownership; and the accessibility design of all units.

Greg Christman, B3 Architects, clarified the uses of various units as seen on the plans, as well as the questions about the project's plate heights.

Chair Myers opened the public hearing at 1:58 P.M.

The following people spoke in support of the project, but with concerns:

1. Naomi Kovacs, Citizens Planning Commission (CPA): revised project addresses most of their concerns, but concerned with bonus density modification.
2. Paul Hernadi: concurs with CPA; expressed concern regarding amount of commercial space.

The following people spoke in opposition to the project or with concerns:

1. James Kahan: request for EIR, density, traffic counts, bus pocket inadequacy
2. Paula Westbury: preservation of existing structures; against additional development

With no one else wishing to speak, the public hearing was closed at 2:10 P.M.

Commissioner's Comments:

1. Many Commissioners felt that the revised project was a significant improvement over the previous design and the elimination of most modifications is a real improvement, but are still concerned with the size, bulk, and scale and will look to the Upper State Street Study (USSS) and Urban Design Guidelines for guidance. Would like Staff to provide more detail about how this project addresses USSS and Urban Design Guidelines.
2. The pedestrian linkages in this area are extremely important to this area. Would like to see the dedication of an access way for pedestrians, as opposed to vehicles, reviewed. Would like to see more detail in the next presentation.
3. This project warrants greater discussion in the consideration of tandem parking use on the site. This is a reduction of the standard normally required. Tandem parking can work but is not optimum. In favor of tandem parking only if the area that was gained on ground floor can be used for landscaping.
4. Concerned that the 8,800 square feet of the driveway easement area is used in calculating the allowed density.
5. Three Commissioners questioned having two bathrooms proposed for studios and one-bedroom units.
6. Concerned about surface parking in rear and suggest either removing some to allow for more open space or stretching building towards rear to gain more open space through out.
7. One Commissioner was not supportive of live/work units being located on the second floor. Suggested moving the live/work units to the ground floor. Suggested moving the affordable units to the second floor.
8. Would like to see more fairness given to affordable unit size, when compared to market units.
9. One Commissioner revisited an earlier Commissioner's request for consideration of eliminating the center commercial space in favor of more open space.
10. Two Commissioners would like to see more accommodation given to laundry amenities in floor plan.
11. Two Commissioners would like to see provision for a community rolling cart that could be used by project residents for grocery use, as previously discussed.
12. One Commissioner expressed appreciation for the smaller units.
13. Liked the massing being broken up by landscaping.
14. Traffic analysis should include site ingress and egress impacts on State Street traffic.
15. Agreed to consideration being given to building green and use of photo voltaics.
16. Project is three to five spaces over the parking demand; reduce spaces to provide additional open space.
17. This project is significant in that it will set the standard for Upper State Street.

18. Appreciated third floor open space for the residents.
19. More creativity is needed in the rear surface parking lot area. Consider photo-voltaics or a pocket park.
20. Concerned with pedestrian circulation down the private drive easement which is almost a street, with a lot of traffic use. Staff should review closely.
21. One Commissioner thought the project proposes several exceptions to standard practice which are equivalent to modifications: tandem parking on unprecedented scale, counting private street as land area in density calculation, live-work areas which likely would be used as additional bedrooms, over-sized units, and excessive bathrooms for studios and one bedroom units.

Mr. Rosenfeld thanked the Commission for the feedback.

#### IV. ADMINISTRATIVE AGENDA

- A. Committee and Liaison Reports.  
None were given.
- B. Review of the decisions of the Staff Hearing Officer in accordance with SBMC §28.92.026.  
None were requested.
- C. Review and consideration of the following Planning Commission Resolutions made July 12, 2007:
  1. Resolution 028-07  
1400 Rogers Court
  2. Resolution 029-07  
00 Cabrillo Boulevard

**MOTION: Thompson/Larson** Approve the resolutions as amended.

This motion carried by the following vote:

Ayes: 5 Noes: 0 Abstain: As noted. Absent: 2 (Jacobs, Bartlett)

Commissioner Myers abstained from Resolutions 028-07 and 029-07.

Commissioner Jostes abstained from Resolution 029-07.

VII. ADJOURNMENT

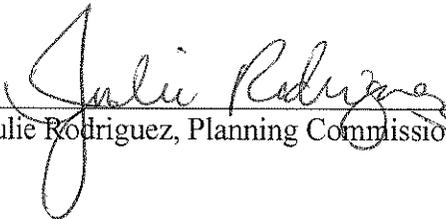
**MOTION: Thompson/Larson** Adjourn the meeting of August 16, 2007.

This motion carried by the following vote:

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

Chair Myers adjourned the meeting at 2:40 P.M.

Submitted by,

  
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Julie Rodriguez, Planning Commission Secretary