



# City of Santa Barbara Planning Division

## PLANNING COMMISSION MINUTES

November 1, 2007

### CALL TO ORDER:

Chair Charmaine Jacobs called the meeting to order at 1:03 P.M.

### ROLL CALL:

#### **Present:**

Chair Charmaine Jacobs

Vice-Chair George C. Myers

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

#### **Absent:**

Stella Larson

### STAFF PRESENT:

Jan Hubbell, Senior Planner

N. Scott Vincent, Assistant City Attorney

Rob Dayton, Principal Transportation Planner

Steve Foley, Supervising Transportation Planner

Irma Unzueta, Project Planner

Stacey Wilson, Associate Transportation Planner

Julie Rodriguez, Planning Commission Secretary

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

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

Senior Planner Jan Hubbell announced that Item III, 1811 El Encanto Road, has been continued to November 8, 2007.

- B. Announcements and appeals.

Ms. Hubbell made the following announcements:

1. The Community Development Staff on the second floor at 630 Garden Street is relocating. Part of Staff is moving to adjacent trailers; and remaining Staff

is moving to 901 De la Vina Street. All phone extension and email addresses will remain unchanged. The purpose of the relocation is to complete needed repairs and improvements. Staff is scheduled to return to the building in January 2008.

2. Steven Faustich, Housing Programs Supervisor, has been appointed Acting Housing and Redevelopment Manager for four months, to be followed by Brian Bosse, Redevelopment Supervisor. Dave Gustafson will be filling in as Acting Community Development Director during this period.
3. The 1722 State Street rezone will go before City Council on November 13, 2007. Commissioner Bruce 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 1:05 P.M. and, with no one wishing to speak, closed the hearing.

## II. NEW ITEM:

**NOTE: The following Item has been continued to November 8, 2007**

**APPLICATION OF PETER BECKER, ARCHITECT, FOR BLAKE & EMILY JONES, 1811 EL ENCANTO ROAD, 019-170-018, E-1 ZONE, GENERAL PLAN DESIGNATION: RESIDENTIAL 3 UNITS/ACRE (MST2006-00750)**

The project site consists of two residences on 1.77 acres. A remodel and addition is proposed for one single family residence (SFR), which would include a 774 s.f. addition, 2,019 s.f. interior remodel and adding a 62 s.f. pool bath within the existing basement. New structures would include a 705 s.f. detached garage, a 220 s.f. pergola with fireplace and a new 20x50 pool. The other SFR would have an internal remodel, which would include replacing the windows, but no added square footage. Any changes to the two residences on one legal lot require approval of a performance standard permit to be consistent with current regulations. The discretionary applications required for this project are:

1. A Modification to allow the conversion of an existing non-conforming garage to storage space located in the required front yard setback (SBMC §28.15.060.1); and
2. A Modification (eastern & southern property line) to allow hedges greater than 3 ½ feet in the front yard setback (SBMC §28.15.060.1); and
3. Performance Standard Permit to allow two single family residences on one legal lot (SBMC§28.93).

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: Pete Lawson, Associate Planner

Email: [plawson@santabarbaraca.gov](mailto:plawson@santabarbaraca.gov)

III. **CONCEPT REVIEW:**

**ACTUAL TIME: 1:05 P.M.**

**NOTE: The following item was continued from October 18, 2007.**

**APPLICATION OF KEN MARSHALL, AGENT FOR THE CANCER CENTER OF SANTA BARBARA, 540 W. PUEBLO STREET, 025-090-005, -008, -022, -023, -024, -031, -039, -040, -046, -047, C-O, MEDICAL OFFICE ZONE, GENERAL PLAN DESIGNATION: MAJOR PUBLIC AND INSTITUTIONAL (MST2007-00092)**

The proposed project involves an addition to the existing Cancer Center facility located at 540 W. Pueblo Street. The proposed new development will include the demolition of 14,119 square feet of existing floor area and the construction of 42,947 square feet of new commercial space. The project proposes to remove eight existing residential units and construct 12 new residential units to be leased as apartments to Cancer Center employees and/or members of the public. Approximately 141 new parking spaces are proposed, including 84 covered parking spaces and 52 uncovered parking spaces.

The discretionary applications required for this project are:

4. Development Plan Approval to allow non-residential development that exceeds 3,000 square feet (SBMC§28.87.300); and
5. Design Review Approval by the Architectural Board of Review (SBMC §22.68).

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 project scope and design layout. **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.**

Case Planner: Irma Unzueta, Project Planner  
Email: [iunzueta@santabarbaraca.gov](mailto:iunzueta@santabarbaraca.gov)

Ms. Hubbell asked the Commission if the presentation order could begin with the applicant's presentation first.

Brian Cearnal, Architect, gave the applicant presentation, joined by Scott Schell, Principal Transportation Planner, Associated Transportation Engineers.

Irma Unzueta, Project Planner, gave the Staff presentation, joined by Stacey Wilson, Transportation Planner.

Staff answered Planning Commission questions about the interim remodel on the existing building that was to last five years; no modifications were granted during the remodel; an update on the status of the Project Study Report related to the overpass on Junipero and

whether it was still a feasible option; the discrepancy between parking provided and the Zoning Ordinance requirement; and clarification of the property ownership.

Ms. Hubbell updated the Commission on the Project Study Report that will be going out to bid in February 2008 and possibly impact the project. The Commission suggested that it be allowed to make comments on the Request for Proposal (RFP) scope of work before the RFP is released.

Mr. Cearnal answered Planning Commission questions about the exact number of parking spaces; potential for offsite relocation and reuse of historic Structures of Merit; elaborated on the employee housing concept; and access to the existing day care center. Mr. Cearnal also clarified that all the parking lots are permeable surfaces except those over underground parking; the number of street parking spaces gained by the loss of driveways; why the parking lot did not go the full length of the site; relationship with the Oaks Day Care Center for drop offs; and the total number of employees in relation to parking.

Mr. Schell gave an update on parking to the Commission.

Chair Jacobs opened the public hearing at 2:09 P.M. Ms. Unzueta noted for the Commission that two letters had been received, stating that one letter was received in support from the Oaks Parent/Child Workshop, and one letter was received from Paula Westbury expressing concern and opposition to the project.

Molly Pearson, The Oaks Parent Child Workshop Board, submitted a letter in support of the project, but wants to make sure that Pine and Oak trees are saved; that the two-story portion of the building is moved further from the property line; traffic circulation is kept away from the Oaks driveway; and construction impacts and safety concerns are addressed. The Oaks is appreciative of the Cancer Center's communication and encourages continued cooperation.

With no one else wishing to speak, the public hearing was closed at 2:14 P.M.

Commissioners' Comments:

Overall Scope of Project:

1. Commissioners thanked the applicant team for a concept review that was very useful and for working with neighbors to resolve issues.
2. One Commissioner is supportive of the project's layout, especially with the centralization of having one hospital to serve the region.
3. The Commission appreciated the general design of the project.
4. One Commissioner would like to see some of the residential housing marked for Hospital workforce if it's not used by project employees. Another Commissioner would like to see more information on employee housing; concept is excellent.

5. One Commissioner finds the project to be an excellent response to a number of situations faced by the Cancer Center.
6. One Commissioner felt that incorporating the building, that was intended to have been an interim solution, creates less building mass and less impact to the neighborhood.
7. One Commissioner applauded the applicant's use of green and solar sustainability, especially the water cooling system.

Neighborhood Compatibility:

1. One Commissioner finds the scale of the project's buildings compatible with the neighborhood and hopes that the existing Structures of Merit are relocated.
2. One Commissioner appreciated the cooperation in working with the neighborhood. Setbacks on Junipero Street may meet current setbacks, but appear to poke out and should be addressed.
3. One Commissioner felt that replicating the feeling of the cottages along the street with one-story facades is a benefit to the neighborhood and maintains the cottage flavor.
4. Sees lots of parking space close to the property line and would like to see more trees separating the property from the Nursery School.
5. There is no benefit of an Architectural Board of Review (ABR) review yet, so the Planning Commission would like to see what comments are made first.
6. Encourages continued cooperation and communication with the Oaks Parent Child Workshop. Suggested that some consideration be given to the parent drop off.

Historic Resources:

1. One Commissioner suggested relocating the Structures of Merit if feasible. As well intended as the concept for reusing the Structures of Merit may be, felt that adaptive reuse does not always work because of economic and structural issues.
2. More than one Commissioner hoped that the Structures of Merit would not be torn down, but understood that it would be more costly to reuse the buildings and not cost-effective.

Oak Tree Removal:

1. Stated that the two Torrey Pines on the premises are very important and possibly two of the few remaining trees in the State outside of the San Diego area.
2. One Commissioner understood the removal of the oak tree and supports a one for one replacement of trees.
3. One Commissioner felt that the oak trees are not as important as they may be in another area given the need to protect Torrey Pines.
4. Understands constraint of existing building, but encourages consistency with the Conservation Element Policy in oak tree removal to help the Commission be able to

make the findings. Provide explanation regarding why trees need to be removed and explore mitigation off-site in the Oak Park Neighborhood.

5. One Commissioner reserved comments until seeing parking studies. Encourages underground parking under residential units to allow for greater Oak tree preservation.

Mission Creek:

1. When considering impacts, one Commissioner puts the Creek at the top of the hierarchy, followed by Torrey Pines, Oaks, and historic structures last.
2. More than One Commissioner sees a need for plenty of technical backup data to support impact to the Creek if the building is to remain, as well as alternatives including demolition of the existing Cancer Center.
3. One Commissioner felt that nothing should be discharged from the project that may harm the Creek or storm drains. Wondered how this project would affect the Mission Creek Restoration Project.
4. Would like some discussion on the impacts of moving the buildings, or not moving buildings when the project returns.
5. Creek improvements on site are encouraged, since the applicant is using existing building. Explore off-site creek improvements that would offset leaving the building in place.
6. The analysis should also include the impact of the creek on the development in the long-term. Analysis should look at whatever measures might need to be done in the creek to save the building, since the building is being made to serve a long term community need.
7. Some Commissioners would support removing oak trees to accommodate parking structures if it would result in moving the building further from the creek.
8. One Commissioner felt that leaving the existing building in place would be more beneficial to the creek, since removing the building would likely necessitate a denser 3 story building.

Traffic and Parking:

1. One Commissioner reflected on the size of the Cottage Hospital parking lot and wondered if there was sufficient parking that could be used by others. Looks forward to the Parking Analysis, especially since the project is proposing less than the Zoning Ordinance requirement.
2. One Commissioner understands the City standards on parking, but to make the finding will need good technical backup data to support the modification finding.
3. One Commissioner expressed concern about who lives in the residential buildings, as proposed, and mitigating traffic impacts in the area.
4. Would like to see clearly stated assumptions included in the Traffic Study, including how traffic generation was derived. Would like to see how travelers coming Southbound on Highway 101 are addressed.

5. The project design is not allowing for through traffic circulation, which is a benefit to the neighborhood. Suggested restudying the driveway on Junipero so that it is pulled back away from the Nursery School.
6. One Commissioner suggested more underground parking; looking at where employees of both Cottage Hospital and the Cancer Center of Santa Barbara will park and looking for as many alternatives to eliminate the need for a parking modification.
7. Suggested that a traffic Environmental Impact Report (EIR) include lots of incorporation by reference.

Measure E:

1. The consensus of Commissioners is that they are fine with the project taking from the Measure E community priority allotment and feel that the Cancer Center of Santa Barbara is an asset to the community.

Discussion was also shared on the issue of non-conforming buildings. One Commissioner commented that non-conforming buildings are intended to go away over time. Scott Vincent, Assistant City Attorney, affirmed the comment as a general State definition, but added that the City has taken a softer approach with non-conforming buildings. Ms. Hubbell added that this was partly due to responding to disasters such as the Sycamore Fire, floods, etc.

**IV. ADMINISTRATIVE AGENDA**

A. Committee and Liaison Reports.

Commissioner Thompson reported on the Traffic and Circulation Committee and a De la Guerra Infrastructure presentation that was given for a proposal to update De la Guerra Plaza. The proposal will be before the Planning Commission for comments on December 13, 2007.

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

Commissioner White reported on the two Staff Hearing Officer meetings he had reviewed or watched.

1. 710 Anacapa Street was continued for more information .
2. The Calle Noguera/San Roque corner project was denied.
3. One three unit condominium project at 623 E. Ortega Street was continued for more information and alterations.
4. the Romasanta Hotel received approval for a spa to replace a conference room.

5. The letter received regarding the modification for 3230 State Street will be reviewed with Mr. Myers and Chair Jacobs when the project plans are reviewed.

Commissioner Myers will not be present for the SHO suspension that will be heard on November 5, 2007 and will submit comments to the Commission beforehand.

## **VII. ADJOURNMENT**

### **MOTION: Thompson/Jostes**

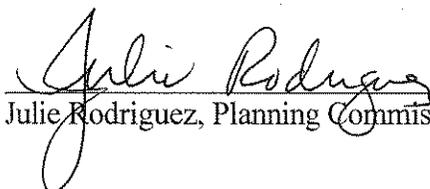
Adjourn the meeting of November 1, 2007

This motion carried by the following vote:

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

Chair Jacobs adjourned the meeting at 3:11 P.M.

Submitted by,

  
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Julie Rodriguez, Planning Commission Secretary