



City of Santa Barbara Planning Division

PLANNING COMMISSION MINUTES

November 8, 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:

Bettie Weiss, City Planner

John Ledbetter, Principal Planner

Jan Hubbell, Senior Planner

N. Scott Vincent, Assistant City Attorney

Rob Dayton, Transportation Planner

Steve Foley, Supervising Transportation Planner

Irma Unzueta, Project Planner

Peter Lawson, Associate 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:

1722 State Street rezone will go before the City Council on November 13, 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 1:05 P.M., and, with no one wishing to speak, closed the hearing.

II. **CONTINUED ITEM:**

ACTUAL TIME: 1:05 P.M.

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) Continued from November 1, 2007.

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); and
4. Neighborhood Preservation Ordinance Findings to allow development in excess of 6,500 square feet on a project site located within the Hillside Design District (SBMC §22.22.130).

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

Pete Lawson, Associate Planner, gave the Staff presentation.

Robert Adams, Historic Landmarks Commissioner, confirmed that the property is in great need of repair and supported the restoration proposed by the applicant. The Historic Landmarks Commission supported the modifications. Supported the removal of some of the Eucalyptus trees that are leaning over.

The applicant was given the opportunity to provide a presentation, but favored answering any questions the Commission had.

Grant Castleburg, Landscape Architect, answered Planning Commission questions about the curb cut removal and what will replace it.

Staff answered Planning Commission questions about any potential City Historic Landmark status, and reported that the property is a Structure of Merit. It is in the Commission's purview to encourage Landmark status.

Peter Becker, Architect, responded to the Commission by stating that Suelle, Murphy, and Hastings was the original architect. Mr. Becker also responded that the converted garage will be left exactly as it is now.

Chair Jacobs opened the public hearing at 1:25 P.M., and with no one wishing to speak, the hearing was closed.

The Commission was supportive of the project and approved of the owner's commitment to restoring the property to its original state.

MOTION: White/Thompson **Assigned Resolution No. 043-07**
Approve the Performance Standard Permit, Modifications, and Neighborhood Preservation Ordinance Finding making the findings in the Staff Report with the added condition: 1) that the applicant is encouraged to pursue a designation as a Historic Landmark.

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. NEW ITEM:

ACTUAL TIME: 1:29 P.M.

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)

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 2,539 net square feet of commercial space and six residential condominiums. The commercial space is proposed to be divided into six commercial units, 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 1,720 to 2,535 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 subterranean garage, which includes six, two-car garages for the residential units, one guest parking space and 10 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. Tentative Subdivision Map to create a one-lot subdivision for six commercial and six residential condominium units (SBMC§27.07 and 27.13);
2. Conditional Use Permit to allow a driveway and parking area for non-residential uses in a residential zone (SBMC § 28.94.030.H); and
3. Development Plan Approval to allow the construction of 2,539 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

Irma Unzueta, Project Planner, gave the Staff presentation.

Tom Ochsner, Project Architect, gave the applicant presentation joined by Troy White, Private Planner, and Emmett Hawkes, Owner.

Robert Adams, Historic Landmarks Commissioner, provided input to the Commission about suggestions that the HLC will make regarding fenestration, building details, and landscaping in working with the applicant. Mr. Adams answered the Commission's questions about the massing on the third floor, the intent to add landscaping to soften the appearance, and the reducing the width of the garage entry.

Mr. Ochsner answered Planning Commission questions about the chimney heights.

Steve Foley, Transportation Planner, answered the Commission's questions about the width requirement for the entrance to the underground parking and the parking number threshold of 20 cars or less; consideration of sight lines for exiting and incoming cars; and a change

requirement of the City's Construction Design Standard for modification to the 16' width standard.

Chair Jacobs opened the public hearing at 2:04 P.M., and with no one wishing to speak, the hearing was closed.

Commissioners' comments:

1. The Commission was pleased to see the applicant return without requesting modifications, that additional landscaping is being provided, that the parking garage has been lowered further, and liked the open courtyards and paseos through the site, indicating that these pedestrian linkages should be a model for other projects.
2. Commissioners felt that the applicant has come a long way in project revisions and found the architecture to be stellar. One Commissioner still had issue with the third story element and massing on State Street and felt that it could be moved further back.
3. One Commissioner would like to see more accommodations made to achieve a level 3 Built Green certification.
4. One Commissioner asked for landscaping beyond potted plants on the podium level. Supported the proposed third story massing.
5. One Commissioner would like to see the chimneys studied since they still appear large.
6. One Commissioner struggled with the appropriateness of the City giving traffic credits to old gas stations that have not been in operation for twenty years.
7. One Commissioner would have liked affordable units included.

MOTION: Thompson/Bartlett

Assigned Resolution No. 044-07

Approve the Tentative Subdivision Map, Conditional Use Permit, and Development Plan Approval, making the findings in the Staff Report with the following added conditions: 1) the Landscaping Plan should include additional canopy trees. 2) change condition B.8. to add "in keeping with the City's Urban Design Guidelines"; 3) Study reduction of the chimney heights; 4) change condition 6.c. to strike out "and parking for construction workers" and add "shall not be permitted, unless approved by the Transportation Manager; and 5) Amend condition E.6 as requested by the applicant to include "within all areas designated for roof top equipment; which equates to approximately 200 square feet per residential unit. All systems shall be designed to be consistent with the City of Santa Barbara's Solar Energy Systems Design Guidelines."

This motion carried by the following vote:

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

Chair Jacobs announced the ten calendar day appeal period.

IV. DISCUSSION ITEM:

ACTUAL TIME: 2:22 P.M.

PLAN SANTA BARBARA UPDATE

Planning Staff will present a status report on the progress of Plan Santa Barbara.

Note: Plan Santa Barbara information is available at www.YouPlanSB.org

Case Planner: John Ledbetter, Principal Planner

Email: jledbetter@SantaBarbaraCA.gov

Bettie Weiss, City Planner, and John Ledbetter, Principal Planner, gave the Staff presentation and highlighted General Plan Update progress, as well as the next steps.

Chair Jacobs opened the public hearing at 2:54 P.M.

Naomi Kovacs, Citizens Planning Association, addressed the Commission and was appreciative that the Commission will be holding monthly reports on Plan Santa Barbara. She expressed concern about Plan Santa Barbara not holding regular meetings or more inclusion in the process. Requested a report be available on the outreach activities that have taken place prior to the next meeting. Suggested that a statistical survey be done to validate the issues.

With no one else wishing to speak, the public hearing was closed at 2:53 P.M.

Ms. Weiss stated that over 500 written comments (not including the workshops) have been compiled based on the first phase of general public outreach with some individuals participating multiple times. At the Planning Commission and City Council Joint Meeting on September 10, 2007, Staff was given direction to do a poll. She also stated that the Plan Santa Barbara process did not initially include a poll, however, as Council has now requested one be carried out, it makes sense to include it at a later phase when key issues have been identified. During the first phase, that was extended into July, four community meetings were held and Staff participated in over forty grass roots meetings. Staff is now working toward the second phase, which includes preparing for community forums with new emerging issues, mapping out baseline environmental information, and working on assessment of the General Plan. A new graphic will be developed showing the progression of the phases.

Ms. Weiss further agreed that the comments received from the public during the first round were not intended to provide Growth Policy Options but some new issues were identified; for example, the next phase will include a Healthy Community Forum. The Growth Policy Options framework and options will look at what has been done already and what needs to change. Rob Dayton, Principal Transportation Planner, provided an additional example using traffic impacts. Mr. Ledbetter added that scenarios will be laid out when looking at

these issues, but cautioned that the options take time to develop. He further noted that unit size and affordability are other items that will need to be discussed.

Mr. Ledbetter answered Planning Commission questions about how many people have logged into the website and stated that there are over 260 registered users on the website.

Commissioners' Comments:

1. One Commissioner stated that, if less than 1,000 comments have been received to date, more outreach is needed.
2. One Commissioner noted that we need to know the questions to ask before we do a survey and also asked about the forums.
3. Concerned that polling represents an absence of leadership. Concerned that the questions will be generic and will result in generic responses, especially if it is not clear what a General Plan can include.
4. One Commissioner commented on hearing many angry and frustrated comments when encountering people in the community. Would like to see the City make more effort to include renters.
5. Several Commissioners asked how the Planning Commission can be engaged in framing the questions to the public.
6. One Commissioner asked for examples of Growth Policy Options and expressed concern that they would be generic, resulting in generic responses.
7. One Commissioner would like to see some measurement of success for this General Plan process and will be interested in how it is determined.
8. Many Commissioners were concerned that Plan Santa Barbara is not getting sufficient public involvement and that the same people were coming to each workshop. Suggested phrasing questions to the public that makes them think of their own ideas and wish list. One idea was to ask people what they want for their children. Would also like to see inclusion of the Planning Commission. One Commissioner suggested using the schools to send information to parents for inclusion in the Plan Santa Barbara process.
9. The Commission expressed appreciation to Staff for making the presentation and looks forward to regular reports.
10. One Commissioner commented on the perception of the process being more political and suggested several media options available to reach out to more of the public. Local print and television references were suggested that included the Daily Sound, the Independent, online blogs, and City Channel 18.
11. One Commissioner felt that Santa Barbara is a model City and has done a great job in urban planning since the 1964 Plan, yet still needs to update the Land Use Element to address the land use issues of today.
12. Many Commissioners expressed concern about the Outreach Committee because of the lack of substance in the process to date. The Commission would like to see more substance to the General Plan progress updates, not just the process.

13. Would like to see more of the lessons learned from Phase I sooner, including how they relate to the Conditions Trends and Issues Report, rather than later.
14. Several Commissioners requested the update cover all of the Elements of the General Plan.
15. Neighborhood planning and neighborhood compatibility need to be addressed. Suggested the neighborhood planning model used by transportation could be used in Plan Santa Barbara. Tailoring parts of the General Plan to various parts of the City could result in more focused and relevant input. This approach already started with the Outer State Street but the Outer State Street approach needs to be applied to other neighborhoods like the Mesa, Milpas, and Coast Village Road.
16. The Planning Commission is public outreach that is already staffed, scheduled and televised, and can be used with: 1) monthly status reports as a regular part of the Planning Commission Agenda; 2) forums and Planning Commission participation, scheduled for evenings and Saturdays, preceded by Staff Reports and including questions developed by the Planning Commissioners that can be offered at the forums; and, 3) more Joint Meetings with the other design review boards and commissions on specific issues, such as the July 18, 2007 meeting.
17. There was a near consensus of the Commission that the process is taking too long and needs to be more substantive.

Ms. Hubbell noted that many members of the Planning Commission did not have a high level of attendance in Round One of the forums and challenged the Commission to take a more active role in future forums, given the Commission's level of interest and suggestions offered.

MOTION: Jostes/Myers

Reaffirm that Staff provide regular monthly status reports on Plan Santa Barbara, with information provided in the Commission's packets, so that it is made available to the public.

This motion carried by the following vote:

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

V. ADMINISTRATIVE AGENDA

A. Committee and Liaison Reports.

1. Commissioner Larson reported that she missed the recent Solid Waste Committee. Ms. Larson attended the Street Light Subcommittee and reported that it was very well attended and that suggestions are being made on light pollution, timing, and other light issues.

2. Commissioner Jostes reported on an example, seen at Patagonia in Ventura, of a solar panel array incorporated to pergoias in the parking lots.
3. Commissioner Thompson reported that the Transportation and Circulation Committee will meet tonight. The Airport Commission has cancelled its meeting due to lack of agenda items. The Airline Terminal Design Subcommittee will meet next week.

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

Ms. Weiss reported that:

1. An appeal was filed on 3032 State Street and will be coming to Planning Commission; and
2. 814 Orange Avenue is a suspension item and will be coming to the Planning Commission.

Yesterday's Staff Hearing Officer hearing included: a window that was changed to a French door in a front yard; two lot line modifications on items related to lot line adjustments on two separate Mission Ridge Road properties; continued a modification on another project to January; approved a condominium conversion at 634 E. Ortega Street; and continued indefinitely 710 Anacapa Street. The next Staff Hearing Officer meeting will be on December 5, 2007.

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

- a. Draft Minutes of September 6, 2007
- b. Resolution 034-07
3427 Sea Ledge Lane
- c. Resolution 035-07
Medical Marijuana Recommendation to City Council
- d. Draft Minutes of September 13, 2007
- e. Resolution 036-07
927 & 933 Olive Street
- f. Draft Minutes of September 20, 2007
- g. Resolution 037-07
2519 Orella Street
- h. Resolution 038-07
819 Garden Street
- i. Resolution 039-07
500 James Fowler Road
- j. Draft Minutes of October 4, 2007

MOTION: Thompson/Jostes

Approve the minutes and resolutions as corrected.

This motion carried by the following vote:

Ayes: 7 Noes: 0 Abstain: As noted. Absent: 0

Commissioner Larson abstained from September 13, 2007.

Commissioner Jacobs abstained from the minutes of October 4, 2007

VII. ADJOURNMENT

MOTION: Thompson/Larson

Adjourn the meeting of November 8, 2007

This motion carried by the following vote:

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

Chair Jacobs adjourned the meeting at 4:35 P.M.

Submitted by,



Julie Rodriguez, Planning Commission Secretary