

DRAFT

City of Santa Barbara

Planning Division

PLANNING COMMISSION MINUTES

August 9, 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 John Jostes, Stella Larson, George C. Myers, Addison S. Thompson and Harwood A. White, Jr.

Absent:

Bruce Bartlett

STAFF PRESENT:

N. Scott Vincent, Assistant City Attorney

Steve Foley, Supervising Transportation Planner

Debra Andaloro, Environmental Analyst

Irma Unzueta, Project Planner

Julie Rodriguez, Planning Commission Secretary

I. PRELIMINARY MATTERS:

Irma Unzueta, Project Planner, took the place of Jan Hubbell, Senior Planner for today's meeting.

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

None.

B. Announcements and appeals.

Ms. Unzueta announced that the Staff Hearing Officer's approval of the modification for the 2140 Mission Ridge Road project has been appealed to the Planning Commission.

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

Chair Jacobs opened the public hearing at 1:04 P.M.

Paula Westbery asked the Planning Commission to consider preservation of Santa Barbara in its actions.

With no one else wishing to speak, the public hearing was closed at 1:05 P.M.

II. ENVIRONMENTAL IMPACT REPORT (EIR) SCOPING HEARING:

ACTUAL TIME: 1:06 P.M.

APPLICATION OF BRIAN CEARNAL, ARCHITECT FOR PETER LEWIS, 316-324 STATE STREET & 323 ANACAPA STREET, APN 037-254-007 & 037-254-020, C-M. COMMERCIAL MANUFACTURING ZONE, GENERAL PLAN DESIGNATION: GENERAL COMMERCE (MST2005-00286)

The project involves the redevelopment of a parcel located at 316-324 State Street (Andalucia Building) and an adjacent parcel at 323 Anacapa Street. The project would preserve and restore the existing Historic Moorish brick façade and store front commercial building (316-324 State Street) of approximately 4,523 square feet. Three warehouse structures totaling 35,841 square feet would be demolished at the rear of the existing commercial building along with two existing residential units located at 323 Anacapa Street. The construction of a mixed use project, including 20,565 (net) square feet of new commercial space, 33 residential units (29 market and 4 affordable units) and an underground garage with 89 parking spaces are proposed. The new buildings and uses would connect through a series of arcades, courts, and pedestrian paseos proposed through the property between State and Anacapa Streets. The two parcels are being kept separate for ownership reasons, but are combined for purposes of this application in order to facilitate shared ingress/egress, underground parking and fire access from Anacapa Street.

The purpose of the hearing is to receive comments on the proposed EIR scope of analysis. Written comments on the EIR scope of analysis identified in the Initial Study should be sent at the earliest possible date, but **received not later than Monday, August 13, 2007 at 4:30 p.m.** Please send your written comments to the attention of Irma Unzueta, Project Planner, at the City Planning Division.

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

Irma Unzueta, Project Planner, and Debra Andaloro, Environmental Analyst, gave the Staff presentation, joined by Steve Foley, Supervising Transportation Planner.

Brian Cearnal, Architect, gave the applicant presentation, joined by Peter Lewis, 318 State Street Properties, LLC .

Mr. Cearnal stated that the Property Owner is 318 State Street Properties, LLC., and not Peter Lewis as noticed.

Mr. Cearnel answered the Planning Commission's questions about proposed building elevations; the purpose of the ten foot setback modification request on Anacapa Street; explanation of the simulations addressing view blockage, and the projected location of trees in the landscape plan. Also answered were questions about use of any mechanical equipment in the roof structure; and the modulation between the neighboring property.

Staff answered the Planning Commission's questions about the scope of the EIR and traffic circulation on Anacapa Street; the potential for traffic light on Anacapa and Gutierrez Streets; clarification of parking space discrepancies in Staff Report, Initial Study and Parking Study; and clarification of commercial square footage. Also answered were questions about transportation AM PHT trip count calculations; and the precedent of the La Entrada view analysis.

Chair Jacobs opened the public hearing at 2:05 P.M.

The following people addressed the Commission:

1. Paula Westbury asked the Commission to save the land, keep the views intact, preserve the historic houses and warehouses, and keep public safety in mind.
2. Kellam de Forest hoped that the Commission and the EIR will take into consideration former Commissioner Mahan's desire to have building heights in El Pueblo Viejo District kept at no more than 40'.

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

Peter Lewis, Owner, requested that the Youth Hostel be included in the view study when addressing view consideration since it already impacts the views that Staff is trying to preserve.

Commissioner's Comments:

1. Some Commissioners requested that the EIR include a full analysis of the project's consistency with general plan policies for making the findings necessary for each modification. Also requested that the Urban Design Guidelines and the Conservation Element Policy 3.0 be specifically included.
2. One Commissioner asked if the noise measurements are consistent with the noise contours found in the Noise Element and if the noise environment has changed since the study was done.
3. Would like to see plate heights reduced; overall height reduced; modulation in second and third stories; and reduced floor area ratio (FAR) sizes (smaller units). More than one Commissioner would like to see an alternative project

- that does not require modifications and meets Housing Element policies. The scale of the units is on the high side.
4. Suggested that the Noise Element be updated.
 5. Concerned with some units not being able to open windows.
 6. Would like to see an energy conservation study as a part of addressing utilities and consideration to becoming a two-star or three-star rating. Would like to see the Green Building checklist included.
 7. One Commissioner asked Staff if the City has adopted the Architecture 2030 Guidelines.
 8. One Commissioner would like to see the report include how the Garden Street intersection will operate when projects are approved. Concerned with increases in traffic trip counts.
 9. One Commissioner would like to see a shadow study that shows how shadows impact the area as part of the view study.
 10. One Commissioner reiterated the focus of the EIR, which is driven by view impacts. Asked why this project is burdened by an EIR where others are not.
 11. Referenced recent buildings on Chapala and how the architecture blends in with the views. Building modulation should blend in with the Riviera and not be a bland building site.
 12. One Commissioner would like the EIR to include the Youth Hostel building.
 13. One Commissioner said that, with regard to the La Entrada project, it should not be used as a standard for future development.
 14. Asked Staff for clarification of a request for lot area modification.
 15. Asked Staff to take in many vantage points when evaluating view impacts.
 16. Agrees with Staff that potential view impacts require an EIR, and agrees with applicant that they should be held to the same standard as applied to other projects, including the La Entrada project.
 17. The EIR needs to include evaluation of traffic circulation in the area. The issue is a one-way use on Gutierrez Street, with a one-way use on Anacapa Street pouring into the same intersection is already constrained, and not due to applicant impact. However, the project will surely increase traffic in the area. Likes the proposed study's intent to evaluate Anacapa between Haley and Gutierrez as a two way Street.
 18. More than one Commissioner asked to have a noise study as part of the EIR.
 19. Aesthetics, noise, and traffic circulation need to be addressed.
 20. Historical resources should be included. View from freeway is the most impacted. It is a historic scenic view and does have historic significance as a part of California's Camino Real.
 21. Regarding the traffic recommendation, the area is currently underparked. Putting in more parking spaces will attract more cars and needs to be considered in the EIR. Would like to see the Staff recommendation followed through.
 22. Two Commissioners would like the EIR to show what defines the building as a historic structure. Would like the City Historian to take another look how the facade would be impacted by putting a tall structure behind it.

- Would like to make sure that the project meets the Secretary of the Interior Guidelines.
23. Would like to see a condition of approval that, if accidents occur during the demolition, they should be repaired and not replaced to preserve the historic element.
 24. The benefit of four affordable units is weak for the public losses of the views, history of the site, or current use of the site.
 25. Would like to see improvements to the pedestrian overpass from the City lot to the other side of State Street.

Ms. Andaloro informed the Commission that, while the Noise Element has not been updated, the City did update the noise contour map and it is the newer noise contours that are being used to evaluate this project. This EIR will have more energy conservation elements included. Staff will follow up on the status of adopting the Architecture 2030 Guidelines.

Ms. Unzueta clarified the need for the first modification explaining its tie to affordable housing. Scott Vincent, Assistant City Attorney, added that the project triggered the City's Inclusionary Housing Ordinance, which requires a percentage of the project to be affordable.

Mr. Vincent wanted to make sure the Commission understood the focus of the EIR and stated that, while the Commission and public comments will be reviewed, the EIR will only address CEQA impacts.

Mr. Cearnal echoed the focus of the EIR specific to views and also recapped the project's objectives. In reference to the noise, he added that meeting the 45 dba cannot be done with an open window and expressed concern over that becoming a policy for projects close to the freeway.

Commissioner Jostes understood the limited focus of the EIR, but also asked that it address the comments voiced today and provide an EIR that gives the Commission confidence in providing data for making findings. Commissioner White added that the EIR will be sensitive and thorough, but would not be the same as the La Entrada project because the times have changed.

Ms. Andaloro asked the Commission for clarification on the traffic analysis issue. Commissioner Jostes responded that the issue was broader than the scope of the applicant's project.

III. ADMINISTRATIVE AGENDA

- A. Committee and Liaison Reports.
1. Chair Jacobs announced that the live Planning Commission Hearing is accessible by PC at the City site: www.santabarbaraca.gov and clicking on the quick link.
 2. Commissioner Thompson reported on the Transportation and Circulation Committee and its request for a Parking Master Plan to be included in the General Plan Update.
- B. Review of the decisions of the Staff Hearing Officer in accordance with SBMC §28.92.026.

Commissioner White shared the highlights of the last SHO meeting:

1. 2140 Mission Ridge Road will be appealed to the Planning Commission.
2. The 819 Garden Street project for four-story building proposed for a 1900 square foot lot may be appealed. The requested modifications include 10% open space.

VII. ADJOURNMENT

MOTION: Myers/Jostes

Adjourn the meeting of August 9, 2007

This motion carried by the following vote:

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

Chair Jacobs adjourned the meeting at 2:59 P.M.

Submitted by,

Julie Rodriguez, Planning Commission Secretary