



City of Santa Barbara Planning Division

PLANNING COMMISSION MINUTES

January 10, 2008

CALL TO ORDER:

Chair Charmaine Jacobs called the meeting to order at 1:07 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

Jaime Limón, Senior Planner

Debra Andalaro, Project Planner

Stephen MacIntosh, Environmental Programs Supervisor

N. Scott Vincent, Assistant City Attorney

Nina Johnson, Assistant to City Administrator

George Estrella, Chief Building Inspector

Barbara Shelton, Environmental Analyst

Peggy Burbank, Project Planner

Peter Lawson, Associate Planner

Tony Boughman, Planning Technician

Julie Rodriguez, Planning Commission Secretary

I. PRELIMINARY MATTERS:

- A. Nominations and Election of Chair and Vice Chair

MOTION: White/Bartlett

Approve nomination of George Myers as Chair and Stella Larson as Vice-Chair.

This motion carried by the following vote:

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

Commissioner Jacobs thanked her colleagues and Staff for a memorable year. Commissioners White and Larson spoke on behalf of the Commission, along with Staff, in acknowledging appreciation for Chair Jacobs contributions to the Commission this past year and the standards that she set.

Chair Myers welcomed the 2008 Planning Commission and gave the Commissioners an opportunity to change seating assignments.

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

Senior Planner Jan Hubbell announced that item IV, 3230 State Street, will be continued until February 21, 2008.

- C. Announcements and appeals.

Ms. Hubbell deferred any announcements until the next hearing.

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

Chair Myers opened the public hearing at 1:12 P.M. and, with no one wishing to speak, the hearing was closed.

II. NEW ITEM:

ACTUAL TIME: 1:12 P.M.

APPLICATION OF KIRK GRADIN, ARCHITECT FOR BLANKENSHIP CONSTRUCTION, 1236 SAN ANDRES STREET, APN 039-151-001, R-3 ZONE DISTRICT, GENERAL PLAN DESIGNATION: RESIDENTIAL (MST2006-00364)

The proposed project involves the demolition of two permitted dwellings and one unpermitted dwelling and construction of a four unit condominium building on a 10,000 square foot lot. The proposed building would be approximately 5,783 square feet. Each unit would average between 1,000 s.f. to 1,300 s.f. and each garage would be approximately 400 s.f. The structure would be two stories and approximately twenty-two feet in height. The majority of the habitable space of each of the units would be on the second floor with two car garages located below. Each of the units will include ground floor bedrooms with full bathrooms. A modification is being requested to allow the garages to be located three feet from the northerly lot line instead of the required six foot setback.

The discretionary applications required for this project are:

1. A Tentative Subdivision Map for a one-lot subdivision with four condominium units (SBMC §27.07); and

2. A Modification to reduce the western interior yard from six feet to three feet (SBMC §28.90.110.2).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Section 15303, New Construction of Small Structures, and Section 15315, Minor Land Divisions.

Case Planner: Peter Lawson, Associate Planner

Email: plawson@santabarbaraca.gov

Peter Lawson, Associate Planner, gave the Staff presentation.

Kirk Gradin, Architect, gave the applicant presentation.

Mr. Gradin answered Planning Commission questions about the cantilever; Architectural Board of Review (ABR) and City Parks' review of native trees in landscaping; consideration given to undergrounding utilities; location of laundry facilities in garages; and location of the electrical unit to the transformer.

Chair Myers opened the public hearing at 1:45 P.M.

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

1. Celeste Barber was concerned with modifications, setback, lack of open space, and visibility of the project to San Andres Street; project not consistent with character of the neighborhood.
2. Marry Moore was concerned with mansionization of the proposed home and the color. Preservation of old trees.
3. Paula Westbury stated this was her childhood home and asked for the preservation of the 5,000 year redwoods and existing setbacks. Save the neighborhood.
4. Richard Weber concerned with loss of character of the neighborhood, and conversion of San Andres Street to "condominium row". Concerned with the size of building on the narrow lot and the impact on the adjacent creek bank. Concerned with the added congestion that the project would bring.
5. Michael Galindo concerned with increasing overcrowding in neighborhood, decreasing amount of available parking, and increased area crime. Does not want to see a project developed that looks like a hotel. Would like to see a Santa Barbara beautification program on the West side.
6. Michael Seligman does not want to see overcrowding of neighborhood. Would like to see the existing homes maintained; they are more in character with the charm of the neighborhood.
7. Brigitte Seligman concerned with the City's over development by increasing the number of condominiums and changing the character of the neighborhood. Suggested the City buy back and maintain the older homes.
8. Anna Campbell asked for preservation of remaining Craftsman bungalows in area and consideration of the homes as a Structure of Merit. It is one of the few

remaining redwood homes. Would like to see a new design that incorporates the bungalow aesthetics.

The following people spoke in support of the project:

1. John Blankenship

With no one else wishing to speak, the public hearing was closed at 2:13 P.M.

Commissioners collectively or individually acknowledged the City's changes and struggles between density and open space. One Commissioner expressed empathy for the loss of older homes, but acknowledgment for the need for more housing. To address the increasing parking demands on the neighborhood, the Commission encouraged the neighbors to consider requesting residential parking permits for the neighborhood.

Staff added that with regard to reuse of the existing bungalows, there have been situations where homes have been offered for reuse, relocation, or parts salvage.

MOTION: White/Jacobs

Assigned Resolution No. 001-08

Approve the Tentative Subdivision Map and Modification, making the findings in the Staff Report, subject to the conditions of approval, with added conditions: 1) Architectural Board of Review to review: a) the cantilevers and reduce where feasible; b) reexamining the landscape plan to determine if Sycamore or Oak trees are appropriate in the lower area in consultation with Parks and Recreation Staff; and c) the front of the building to affirm its charm and human scale and to eliminate commercial references; 2) the bungalow on site be made available for relocation or salvage; and 3) add the reference to Draft Street Light Master Plan to condition B.6.

This motion carried by the following vote:

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

Chair Myers announced the ten calendar day appeal period.

III. STAFF HEARING OFFICER APPEAL:

The following Item was continued to February 21, 2008:

APPEAL OF TONY FISCHER ON THE APPLICATION OF T-MOBILE FOR THOMAS THOMPSON, 3230 STATE STREET, APN 053-332-030, C-2 COMMERCIAL/SD-2 SPECIAL DISTRICT OVERLAY ZONES, GENERAL PLAN DESIGNATION: GENERAL COMMERCE (MST2006-00574)

The 15,000 square foot project site has frontage on both State Street and Calle Alamo. Existing development on site consists of a commercial building. The proposed project involves a new unmanned wireless communication facility. The proposal consists of a panel antenna installation, demolition of an existing storage area, and the construction of a new

eight-foot (8') high uncovered block wall equipment enclosure area. The discretionary application required for this project is a Modification to permit the alterations/installations to be located within both twenty-foot (20') front yard setbacks (SBMC §28.45.008). On October 24, 2007, a public hearing was held and the Staff Hearing Officer approved the request as submitted. This is an appeal of that action.

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: Roxanne Milazzo, Assistant Planner

Email: rmilazzo@SantaBarbaraCA.gov

IV. NEW ITEMS:

ACTUAL TIME: 2:40 P.M.

APPLICATION OF MIKE SILVA, 3455 MARINA DRIVE, 047-022-004, A-1/SD-3 SINGLE -FAMILY RESIDENCE AND COASTAL OVERLAY ZONES, GENERAL PLAN DESIGNATION: RESIDENTIAL, 1 UNIT PER ACRE (MST2007-00221)

The project consists of the construction of a 6,218 square foot one-story single-family residence including a 469 square foot two-car attached garage and a 256 square foot one-car attached garage. The project includes a swimming pool, patio, a 27 square foot half-bath structure, septic system, site walls, and landscaping. The lot has street frontage on Marina Drive to the north and Cliff Drive to the south. The vacant lot is reduced from 1.34 to 1.17 acres by a public right-of-way easement along Cliff Drive. The southern portion of the development is located within the Appealable Jurisdiction of the Coastal Zone.

The discretionary applications required for this project are:

1. A Coastal Development Permit to allow the proposed development in the appealable jurisdiction of the Coastal Zone (SBMC § 28.44.050).
2. Single Family Design Board approval.

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality guidelines Section 15303, (new construction of small structures).

Case Planner: Tony Boughman, Planning Technician

Email: tboughman@santabarbaraca.gov

Tony Boughman, Planning Technician, gave the Staff presentation.

Staff answered the Planning Commission's questions about the absence of building envelopes in the original Subdivision Map; and clarification in the Staff Report about the referenced Floor Area Ratio (FAR) requirements found in the Single Family Design Guidelines.

Michael Silva, Owner, gave the applicant presentation and introduced Bryan Pollard, Architect; Sam Maphis, Landscape Architect; and Mike Gones, Project Engineer.

Mr. Silva and Mr. Gones answered Planning Commission questions about having two garages instead of one three-car garage; and consideration given for daylighting the storm drain pipe to create a bio swale.

Mr. Silva and Mr. Maphis answered additional Planning Commission questions about the 6' wall heights on Marina Drive and Cliff Drive; consideration of an on-site retention tank in favor of a bio swale for drainage; and clarification of the wall elevations in front of the house as seen from Marina Drive.

Chair Myers opened the public hearing at 3:17 P.M.

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

1. Kitch Wilson expressed concern with the mansionization and lack of landscaping; would like to see rural nature of the area maintained.
2. Michael Moore was concerned with project's floor heights, loss of public mountain views, and incompatibility with the neighborhood and FAR guidelines.
3. Pearl Zalon was opposed to the obstruction of public ocean views and the mansionization, as well as the impact on global warming.
4. Ronald Green spoke against mansionization and lack of adhering to the FAR Guidelines. Asked for consideration of a public view corridor and relocation of the side garage that blocks the public view.

The following people spoke in support of the project:

1. Sandra Schoolfield
2. David Neubauer

With no one else wishing to speak, the public hearing was closed at 3:38 P.M.

The Commission was appreciative of the applicant's communication with neighbors. Many of the Commissioners could support the project if consideration was given for public views and following the NPO/FAR Guidelines. Presently this project exceeds FAR Guidelines by approximately 22%.

Comments and suggestions made included:

1. The house is taller than necessary for one-story. Suggested height maximum of 17' and reduction of the roof pitch.
2. The walls and entry gate need to be more compatible with neighborhood. Suggested lighter fencing, split rail fence with landscaping that is in keeping with neighborhood. The wall should be reduced to 3 feet.

3. The trail easement from Braemar Ranch establishes a public viewpoint along Marina Drive. Preserve a view corridor by reduction of house size to FAR guidelines. This is a pedestrian and equestrian use area and it was felt that it should be preserved as much as possible.
4. Landscape plan should include native plants and minimal lawn, as well as minimal irrigation since it is close to the ocean. Landscaping should be easily maintained at a low height in the view corridor.
5. Suggested garage #2 moved and integrated with garage #1 as a means of opening the view corridor.

Mr. Silva addressed the Commission and was agreeable to Staff's recommendation to eliminate the front wall and entrance gate; this would open up the view corridor. Explained how house size works.

MOTION: Jostes/Thompson

Continue the project to March 6, 2008 to allow the applicant time to respond to the Commission's comments on neighborhood compatibility and preservation of coastal views as required by the Coastal Act.

This motion carried by the following vote:

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

Chair Myers announced a recess at 4:12 P.M., and reconvened the meeting at 6:00 P.M.

Commissioner Jacobs did not return to the dais for items V.-VII, and stated she would watch the remainder of the hearing on TV-18.

V. **DISCUSSION ITEM:**

ACTUAL TIME: 6:00 P.M.

CLIMATE CHANGE AND SUSTAINABILITY, INCLUDING ENERGY CONSERVATION

The Planning Commission will hold a discussion regarding Climate Change, Sustainability and Energy Conservation. The discussion will include background on these issues, what programs the City has in place to manage its facilities and operations in a sustainable way, proposed programs such as the use of conversion technology at Tajiguas Landfill, and how these issues are being incorporated into *Plan Santa Barbara* and individual project review, with special emphasis on the role of the California Environmental Quality Act.

Case Planner: Jan Hubbell, Senior Planner
Email: jhubbell@SantaBarbaraCA.gov

Jan Hubbell, Senior Planner, led the Staff presentation and introduced Nina Johnson, Assistant City Administrator/Coordinator of Sustainability Programs; George Estrella, Chief Building Official; Stephen MacIntosh, Environmental Programs Supervisor; Peggy Burbank, Project Planner; and Barbara Shelton, Environmental Analyst.

Nina Johnson, Assistant City Administrator, gave the Staff presentation on the City's Sustainable Santa Barbara Program and answered the Planning Commission's questions about how the City directs proper disposal of florescent bulbs; provided a status on bike use at the Granada Garage; observations derived from listening to Susan Anderson's sustainability plan in Portland; and opportunities used to provide public awareness on sustainability issues and resources.

Stephen MacIntosh, Environmental Programs Supervisor, gave the Staff presentation on Waste Conversion Technology (CT) and answered the Planning Commission's questions about regional cooperation of waste management; use and proper disposal of Compact Fluorescent Lights (CFL's); disposal and mulching of the City's green waste sent to the County Transfer Station; disposal of residual material from a CT plant; and the gas extraction system at the Tajiguas Landfill. Mr. MacIntosh also answered questions about the four kinds of CT (chemical, biological, thermal, and mechanical); current status of global CT facilities; and the handling of local medical waste.

The Commission encouraged the City to continue to pursue Conversion Technology.

George Estrella, Chief Building Official, gave the Staff presentation on the Santa Barbara 2030 Energy Ordinance and answered the Commission's question about the likelihood of State approval of the Energy Ordinance; and comparison to the Built Green Program.

Peggy Burbank, Plan Santa Barbara Project Planner, gave the Staff presentation on Plan Santa Barbara's sustainability goals and, joined by John Ledbetter, answered the Commission's questions about consideration for a Sustainability Element in the General Plan. The Commission requested copies of articles on sustainability and other municipality's programs for review.

Ms. Hubbell gave the Project Environmental Review presentation followed by Barbara Shelton, Environmental Analyst, who gave the Plan Santa Barbara Program Environmental Impact Report (EIR) presentation.

Chair Myers opened the public hearing at 7:38 P.M. and, at the request of the public, gave a 2 minutes stretch.

The following people addressed the Commission:

1. Dave Davis, Executive Director, Community Environmental Council (CEC), provided the pulse of what is taking place in the Environmental Community and climate changes. Interested parties were directed to www.fossilfreeby33.org

Mr. Davis answered the Commission's questions about what could be done to further the direction of the Blueprint for Santa Barbara County; and the encouragement of alternate energy sources using multiple energy lines.

2. Paul Poirier, Architect, supports the City's efforts to shape a sustainable future for Santa Barbara and the inclusion of photovoltaics. He is working on creating a California Central Coast Chapter of the US Green Building Council (USGBC). Suggested that sustainability be the first goal of Plan Santa Barbara; agrees with sustainability being a separate element.
3. John Kelley, Architect, co-founder of The Sustainability Project (TSP) and The Green Building Alliance, concurred with Mr. Poirier's remarks and stated that TSP has been increasing public awareness through Continuing Education Classes.
4. Joe Andrulaitis, former President of the American Institute of Architects (AIA) SBCA, wants to make the 3-star rating for Built Green a prerequisite to the new energy ordinance. Encourages preservation of resources, but takes issue with how we squander these resources. Encourages public education to go beyond living within our resources to preserving our resources.
5. Karen Feeney, incoming President of The Sustainability Project (TSP), stated that levels 4 and 5 will be added to Built Green. She shared what is working at other municipalities including one that is adopting a carbon tax; asked the Commission to incorporate sustainability and the CEC Blueprint for Santa Barbara into the General Plan.
6. Steve Yates congratulated the City on what has been done to date for sustainability and suggested the Commission look at the opportunities that youth need and use it as a starting point for defining sustainability. Suggested we consider looking at ways to 'do more with less'. Views Santa Barbara through three voices: 1) lifestyle preservation and aesthetics; 2) environmental stewardship; and 3) social equity. Suggested looking at the Rocky Mountain Land Institute study on sustainable community codes.

With no one else wishing to speak, the public hearing was closed at 8:29 P.M.

The Commission expressed appreciation for Staff's encompassing presentation, especially noting the thoroughness of Ms. Hubbell in incorporating City Staff and environmental agencies in the discussion. One Commissioner stressed the urgency of incorporating Sound Community Planning in the General Plan. Some Commissioners echoed the need for greater inclusion of the Community, especially engaging the news media, in furthering awareness.

While the purpose of the discussion did not allow for a motion, the Commission felt very invigorated by the discussion heard and would like to incorporate greater action on sustainability into the General Plan Update.

VI. ADMINISTRATIVE AGENDA

A. Committee and Liaison Reports.

Commissioner Jostes reported on the new Plan Santa Barbara Subcommittee. The next meeting will be next Wednesday, January 16, 2008.

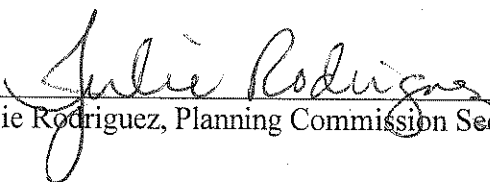
B. Review of the decisions of the Staff Hearing Officer in accordance with SBMC §28.92.026.

None were requested.

VII. ADJOURNMENT

Chair Myers adjourned the meeting at 8:41 P.M.

Submitted by,



Julie Rodriguez, Planning Commission Secretary