



City of Santa Barbara Planning Division

PLANNING COMMISSION MINUTES

January 24, 2008

CALL TO ORDER:

Chair George C. Myers called the meeting to order at 1:12 P.M.

ROLL CALL:

Present:

Chair George C. Myers

Vice-Chair Stella Larson

Commissioners Bruce Bartlett, Charmaine Jacobs, John Jostes, 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

Steve Foley, Supervising Transportation Planner

Kathleen Kennedy, Associate Planner

Maryanne Knight, Computer Training Coordinator

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 the following changes to the agenda:

1. Item IV.A., Plaza de la Guerra Infrastructure, has been continued to February 21, 2008

- B. Announcements and appeals.

Ms. Hubbell made the following announcements:

1. The 518 State Street appeal will be heard at City Council on February 5, 2008. Commissioner Jacobs will represent the Commission.

2. An appeal has been filed by Paula Westbury for 1236 San Andres Street.

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

Chair Meyers opened the public hearing at 1:14 P.M. and, with no one wishing to speak, closed the hearing.

II. ENVIRONMENTAL HEARING:

ACTUAL TIME: 1:14 P.M.

APPLICATION OF THE CONCEPTUAL MOTION COMPANY, AGENT FOR DBN CARRILLO LLC, 210 W. CARRILLO STREET, APN 039-271-025, C-2, COMMERCIAL ZONE, GENERAL PLAN DESIGNATION: GENERAL COMMERCE (MST2005-00772).

The purpose of this hearing is to receive public comments on the Draft Environmental Impact Report prepared for this project. The project consists of the demolition of the existing Carrillo Plaza/Radio Square commercial site, comprised of 18,547 square feet of various retail and service commercial uses, and the construction of a new two, three and four-story mixed-use project with 55 residential condominium units and two commercial condominium units. The commercial component consists of 11,604 square feet (net) of commercial space. The residential portion consists of twenty-one affordable units and thirty-four market rate units. Two levels of subterranean parking are proposed with a total of 149 parking spaces. Vehicular access to and from the parking area is proposed with entrance and exit ramps along Carrillo Street and an exit only ramp along De la Vina Street.

The purpose of the hearing is to receive comments on the Draft Mitigated Negative Declaration. Written comments should be sent at the earliest possible date, but must be submitted no later than **Monday, February 4, 2008 at 4:30 p.m.** Please send your written comments to: City of Santa Barbara, Planning Division, Attn: **Kathleen Kennedy, Associate Planner**, P.O. Box 1990, Santa Barbara, CA 93102-1990, or send them electronically to kkennedy@SantaBarbaraCa.gov

Case Planner: Kathleen Kennedy, Associate Planner
Email: kkennedy@santabarbaraca.gov

Kathleen Kennedy, Associate Planner, gave the Staff presentation.

Staff answered Planning Commission questions, stating that the alternate proposal will be reviewed by the Historic Landmarks Commission if the applicant decides to go forward with the alternate plan; the recommended air quality mitigation measures apply to the less than significant impacts, but will become conditions of approval anyway; a Traffic Analysis will be prepared for the alternate plan; the alternate plan will be analyzed in an addendum to the Mitigated Negative Declaration (MND).

Steve Yates, Conceptual Motion Company, gave the applicant presentation and introduced his team of Ian Brown, Katie O'Reily-Rogers, and Gerhard Myer.

Mr. Yates answered the Planning Commission's questions about the sidewalk width, stating that a four foot wide dedication on Carrillo Street is required to create the 12 foot wide sidewalk; that the sidewalk width on De la Vina Street is 10 feet; that the project no longer includes improvements that would allow a pedestrian walkway connection to the adjoining property; and that the Carrillo Street driveway designation as 'exit only' would result in more traffic impacts on surrounding neighborhoods which does not occur if the project has both an exit and entrance.

One Commissioner stated that the West Side is underserved by neighborhood parks. It may not be a significant impact but would like to see a needs assessment for neighborhood parks included in the environmental documents. Another Commissioner commented on the lack of useable open space in the project.

Chair Myers opened the public hearing at 2:07 P.M.

The following people voiced their concerns about the project:

1. Sheila Lodge, Citizens Planning Association, South Coast Land Use Committee, read a prepared statement that included: requesting a full Environmental Impact Report (EIR) for the project; requested consideration of the proximity of cultural and historic resources to the project be considered in the EIR; that the method staff uses for project eligibility for a Mitigated Negative Declaration be publicly reviewed for the public's understanding of the process; asked that the Master Environmental Assessment be reviewed to determine if it is accurate and up to date in terms of cumulative impact analysis; asked that there be a public discussion regarding how staff determined that a project meets neighborhood compatibility policies; and asked that the Commission discuss with staff whether mixed-use projects along congested traffic corridors meet the intent of Measure E. She also read a statement for Naomi Kovacs, Executive Director, Citizens Planning Association, who was concerned with the Planning Commission looking at the alternative project with little public notice and how the Initial Study might be revised as a result.
2. Nancy Caponi, neighbor, expressed concern over any increased density and traffic; would like to see wider sidewalks.
3. Lincoln Gray, neighbor, appreciated the new proposal as an improvement over the previous proposal; would like a full EIR on the new proposal; concerned about the demolition and the hazardous soils that will be removed
4. Violet Gray, neighbor, reported that the Historic Landmarks Commission did not like this project; expressed concern about the impact on her property and feels that she should be indemnified by applicant and owner for any damage to her property and any income loss. She agreed with Ms. Lodge about insufficient public notice for review of the alternative project.

5. Gil Barry stated that the previous four-story proposal was the worst project ever and the three-story alternate plan is the best project ever; requested a full EIR for the revised project; reiterated comments that were included in letter previously submitted.
6. Catherine McCammon, League of Women Voters, agreed with comments made by CPA; requested a full EIR on the current project; the size, bulk, and scale are too large and not compatible with the neighborhood; project does not meet El Pueblo Viejo Guidelines. The project does not address the level of affordability of the units or how they will be made available. Concerned with impacts on view loss, air quality, and interior and exterior noise levels; under-served by parks; and construction impacts. Likes the new project better. Would like a full EIR on the 4-story project and a new Initial Study on the 3-story project.
7. Kellum de Forrest asks that heights be reduced to 35 feet in the El Pueblo Viejo district and 40 feet elsewhere as stated in the proposed charter amendment currently being circulated; requested that an EIR be required; stated that a Historic Structures Report be required due to the project being near historic resources; and expressed concern over the loss of the previously proposed park plaza on Chapala and Carrillo.

With no one else wishing to speak, the public hearing was closed at 2:35 P.M.

Staff answered additional Planning Commission's questions about the public review process of the original and a downsized project redesign; the EIR process and CEQA requirements for recirculation of the MND.

Commissioner's comments:

1. The Commission was in agreement that the 31-unit alternate plan was better than the 55-unit proposal; however, there was a concern about the loss of the affordable units. A majority of the Commissioners thought that some additional affordable units should be added. Some Commissioners thought there should be a middle-ground between the two proposals with one Commissioner suggesting a 50 foot height towards the center of the project and one Commissioner suggesting a fourth story, if it were small. One Commissioner suggested consideration of a semi-subterranean "garden apartment" concept. Some Commissioners were not in favor of a fourth floor.
2. All of the Commissioners stated that the unit sizes were too large. There was a concern about the 50% increase in square footage of studio units and one bedroom units, and that the two-bedroom affordable units are smaller than the market rate studio units. In regard to the size of the units, there should be a greater nexus with the needs of the community.
3. Some Commissioners were concerned about the lack of open space, the need for more landscaping and for more outdoor space for children. Suggested a reduction in the footprint to allow for more open space.
4. The potential impact on adjacent historic resources needs to be reviewed.

5. One Commissioner was concerned with the balconies facing the traffic. Suggested a review of the Conditions of Approval for the neighboring Ralph's property in regard to noise from delivery trucks.
6. One Commissioner did not appreciate reviewing the alternate plan before the Historic Landmark Commission's review.
7. Concerned with the noise impacts from service vehicles and the urban traffic noise from the Carrillo Street intersections.
8. One Commissioner read a section from the Land Use Element and suggested the applicant show how the project is consistent with it.
9. One Commissioner supports the preparation of an Environmental Impact Report (EIR).
10. One Commissioner stated that the two alternatives show very clearly the implications, both pluses and minuses, of a 40 foot height limit.
11. The Commission acknowledged the applicant's articulation of Sound Community Planning and encouraged that the principles be incorporated in Plan Santa Barbara.
12. One Commissioner thanked the Historic Landmarks Commission (HLC) for taking a stand on the Urban Design Guidelines. Once the massing is decided, would like to see the HLC review the interior paseos and arcades for elements of charm, such as art, fountains and sculptures.
13. The majority of the Commissioners stated that the Initial Study and Negative Mitigated Draft were adequate and that the only revision would be to add additional language regarding how the neighborhood is underserved by parks.

Mr. Yates addressed Commissioner's and public comments stating that they chose not to widen the sidewalk on De la Vina Street because of Ralph's located nearby and wanting to have pedestrians move to the interior of the site and stated that the soil reports, geology reports, and noise analysis reports were on file with the City.

Mr. Yates and Ms. Hubbell clarified that bonus density cannot be used for market rate units in order to increase the number of affordable units anymore.

IV. DISCUSSION ITEMS:

The following item was continued from December 13, 2007 and is now continued to February 21, 2008.

- A. APPLICATION OF MARCK AGUILAR, FOR THE REDEVELOPMENT AGENCY OF THE CITY OF SANTA BARBARA, PLAZA DE LA GUERRA INFRASTRUCTURE, APN 037-092-037, C-2/P-R, COMMERCIAL ZONE/PARK AND RECREATION ZONE, GENERAL PLAN DESIGNATION: GENERAL COMMERCE/MAJOR PUBLIC AND INSTITUTIONAL (MST2007-00496)

The project proposes infrastructure improvements for Plaza de la Guerra and Storke Placita including changes to the sidewalk and roadway surfaces and grade, electrical service upgrade, siting of a trash/recycling enclosure, and lighting and landscaping improvements. More specifically, the concept project scope includes:

- Removal of parking in the Plaza “U”-shaped road (approximately 35 spaces) with accommodation for morning deliveries;
- Widened sidewalks;
- A new trash/recycling container enclosure at the south corner of the City Hall lot to serve businesses adjacent to Plaza;
- Raised roadway surface on E. De la Guerra Street between State Street and Anacapa Street and in the Plaza’s “U”-shaped road to be flush with the level of the lawn;
- Diagonal parking on De la Guerra Street between State and Santa Barbara Street (2 blocks), to recapture some spaces removed from the Plaza road;
- One-way traffic on De la Guerra Street between State Street and Anacapa Street (1 block);
- Potential use of several parking spaces in the City Hall lot for 15-minute public parking (south corner of lot) to recapture short-term parking spaces;
- Potential outdoor dining in the “sidewalk/road” area behind the dining establishments backing up to the Plaza (Kai, El Cazador, Ruby’s) and in Storke Placita adjacent to Blenders in the Grass;
- New stairway from Storke Placita down toward the 5-foot wide alley next to Blenders in the Grass;
- Relocation of the main electrical service box;
- Bollards along sidewalks to separate pedestrians from vehicles;
- Inclusion of a fountain or water element; and
- A hardscape path across the lawn.

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.**

Case Planner: Heather Baker, Project Planner
Email: hbaker@SantaBarbaraCA.gov

ACTUAL TIME: 3:45 P.M.

B. REGIONAL HOUSING NEEDS ALLOCATION PLAN (2008-2014)

Michael Powers, Deputy Director of Planning for the Santa Barbara Association of Governments (SBCAG) will give a presentation on the Regional Housing Needs Allocation (RHNA) process for the 2008-2014 housing element planning cycle. The presentation will include information on countywide housing needs as determined

by the State Department of Housing and Community Development (HCD). It will also include information on factors to be considered by SBCAG to allocate housing needs down to the local level for all cities and unincorporated areas of the County. SBCAG is looking for public input on the RHNA process. The Planning Commission will provide initial comments and may take action giving direction to City Planning Staff regarding the RHNA process and allocation factors.

Case Planner: John Ledbetter, Principal Planner; Liz Limón, Project Planner
Email: jledbetter@SantaBarbaraCA.gov; elimon@SantaBarbaraCA.gov

Bettie Weiss, City Planner, gave introductory remarks, including an explanation of the Technical Planning Advisory Committee (TPAC); Mike Powers, Deputy Director, Santa Barbara County Association of Governments (SBCAG), gave the presentation.

Mr. Powers answered Planning Commission's questions about the implications of nonparticipation in RHNA and the potential for litigation for not providing housing; and the Categorical Exemption under the California Environmental Quality Act (CEQA).

Ms. Weiss responded to the Planning Commission's questions about the impact on RHNA by the ending of the Measure E allocation by stating that much of the Charter is in the General Plan and the Zoning Ordinance; how the current build out process in the Housing Element is factored into RHNA and the City's long term housing development; and the response timeline in the allocation process that concludes in August 2009.

Ms. Weiss referenced the Grand Jury Reports findings and its focus on more regional cooperation.

John Ledbetter, Principal Planner, added that performance standards have been considered for meeting RHNA allocations by some municipalities. He responded to one Commissioner's inquiry on the City's performance on the last RHNA, noting that we demonstrated a zoning capacity of 2,330 to comply with the RHNA.

Chair Myers opened the public hearing at 4:47 P.M.

Cathy McCammon, League of Women Voters, commented on the City's first responders and suggested that employers poll employees for type of desired housing; building potential for affordable housing resulting from lowered height limits; and balancing current limited build-out with RHNA.

With no one else wishing to speak, the public hearing was closed at 4:50 P.M.

Staff answered additional Planning Commission questions about the inclusion of apartments in RHNA being viewed the same as condominiums; and the impact caused by an increasing retirement population.

One Commissioner commented on transportation as a missing element in the RHNA factors. Another Commissioner cautioned that the 37,500 units in the RHNA statistics do not include illegal housing, room rentals, retirement units, and housing for care givers that could be above allocation.

III. ADMINISTRATIVE AGENDA

A. Committee and Liaison Reports.

1. Commissioner Jacobs reported on the Planning Commission attending the Healthy Communities Forum.
2. Commissioners Larson and Myers reported on attending the Historic Landmarks Commission.
3. Commissioner Myers reported on the Plan Santa Barbara subcommittee and acknowledged Commissioner Jostes' input into the meeting.
4. At the meeting of January 10, 2008, Commissioner Jostes had suggested that Stella Larson, alternate replace him on the Santa Barbara 2030 Outreach Committee. Ms. Hubbell reminded the Commission that the positions were council appointed and that any changes could only be made by the Council. The corrected committee roster should read:

Santa Barbara 2030 Outreach Committee

John Jostes
George C. Myers
Stella Larson – Alternate

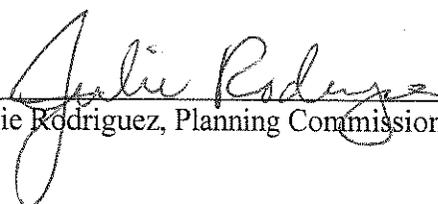
- #### B. Review of the decisions of the Staff Hearing Officer in accordance with SBMC §28.92.026.

None were requested.

VII. ADJOURNMENT

Chair Myers adjourned the meeting at 5:07 P.M.

Submitted by,



Julie Rodriguez, Planning Commission Secretary