



City of Santa Barbara

Planning Division

PLANNING COMMISSION MINUTES

May 8, 2008

CALL TO ORDER:

Chair George C. Myers called the meeting to order at 1:05 P.M.

ROLL CALL:

Present:

Chair George C. Myers

Vice-Chair Stella Larson

Commissioners Bruce Bartlett, John Jostes, and Addison S. Thompson

Commissioner Charmaine Jacobs arrived at 1:07 P.M.

Absent:

Commissioner Harwood A. White, Jr.

STAFF PRESENT:

Jan Hubbell, Senior Planner

N. Scott Vincent, Assistant City Attorney

Rob Dayton, Principal Transportation Planner

Steve Foley, Supervising Transportation Planner

Jaime Limón, Senior Planner

Barbara Shelton, Environmental Analyst

Michael Berman, Environmental Analyst

Debra Andaloro, Project Planner

Irma Unzueta, Project Planner

Susan Reardon, Project Planner

Allison De Busk, Project Planner

Stacey Wilson, Associate Transportation Planner

Chelsey Swanson, Assistant Transportation Planner

Tony Boughman, Planning Technician

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., 900-1100 Las Positas Road (Veronica Meadows), has been continued to May 15, 2008, as earlier announced in the agenda.
2. Due to an applicant emergency, 3455 Marina Drive has been moved to the end of the agenda.

- B. Announcements and appeals.

Ms. Hubbell announced that Bettie Weiss, City Planner; and Steve Wiley, City Attorney, both received their 25 year service pins at City Council.

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

Chair Myers opened the public hearing at 1:07 P.M. and, with no one wishing to speak, the hearing was closed.

II. CONTINUED ITEM:

The following item was continued from April 24, 2008 and heard out of order:

RECUSALS: To avoid any actual or perceived conflict of interest, Commissioner Charmaine Jacobs recused herself from hearing this item due to her husband working at the same law firm as the applicant's attorney.

ACTUAL TIME: 3:59 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)

Revised proposal to construct a 5,390 square foot one-story single-family residence including a 574 square foot three-car attached garage. The project includes a swimming pool, patio, a 27 square foot half-bath structure, septic system, site walls, synthetic putting green, 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 1.20 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 application required for this project is a Coastal Development Permit to allow the proposed development in the appealable jurisdiction of the Coastal Zone (SBMC § 28.44.050).

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.

Steve Amerikaner, Attorney, commented on the applicant's response to the Planning Commission's previous comments, including provision of a view corridor and noted that the City has no established standards and regulations to implement Local Coastal Plan policy 9.1 with regard to view corridors and view easements.

Mike Silva described how he revised his plans in response to the Planning Commission's comments.

Sam Maphis, Landscape Architect, answered Planning Commission's questions about the landscape plan and its attention to drought tolerance; water conserving irrigation; and the pool bathroom structure and pool equipment.

Chair Myers opened the public hearing at 4:28 P.M.

The following people spoke in support of the project:

1. Patricia Winkler opposes the view corridor restriction placed on the property when others do not have this restriction. Only nearby neighbors use equestrian easement; the public views the ocean from viewpoint at Cliff Drive.
2. Sandy Schoolfield stated the proposal meets requirements of what is allowable and is compatible with the neighborhood. The City has already provided a public viewpoint at Cliff Drive.
3. Jon Kechejian stated the project is below what is allowable and has tried to accommodate neighbors and takes views into account. New houses are larger than older houses and the size is appropriate to the neighborhood.

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

1. Michael Moore asked that the project stay consistent with the original subdivision of the area and felt that the project is still too large; the City is encouraging 85% Floor Area Ratio (FAR). The average neighborhood FAR is .07, whereas this project is at .10. Approving this size could set a precedent for other undeveloped lots.
2. Kitch Wilson agrees that the house is too big and looks for a house that is at 85% of the maximum guideline FAR. Objects to the landscaping; many of the plants will grow to exceed 20' and block public view corridor and asks that the landscape plan be reviewed.
3. Ronald Green, Braemar Homeowners Association, spoke on behalf of 30 petition signers, stating that the 3400 block of Marina Drive is an active equestrian and

pedestrian path with scenic public views and acknowledged by City Resolution 90-035. This project is not consistent with Local Coastal Plan Policy 9.1. The policy is not a guideline and should be enforced and maintained. Asked for view corridors on both sides of the property. Concerned with the height of vegetation in the view corridor. Asked for the length of the house to be reduced.

4. Don Santee stated that the FAR is too large and incompatible with the neighborhood. Also concerned that the view corridor is too small.
5. Tom Dunlop, Member, Sea Ledge Property Owners Association, previously submitted a letter to the Commission and asked that a condition of approval be added for the owner to participate in the cost of maintenance of the drain pipe that drains this property, among others, and traverses the Sea Ledge Lane community.

With no one else wishing to speak, the public hearing was closed at 4:48 P.M.

Mr. Amerikaner stated that the applicant was in the same situation as the Sea Ledge Lane, with water traversing the property. If there were a drainage assessment district that all participated in, then the applicant would participate. The solution must be comprehensive and not one parcel at a time.

Staff answered additional Planning Commission questions about whether the City can facilitate creating a drainage benefit district by stating that the effort must come from the neighbors.

Commissioner's comments:

1. The Commission appreciated Mr. Silva's cooperation in responding to their prior comments by reducing the size of the house and providing the view corridor.
2. One commissioner is opposed to FAR guidelines rather than strict limits for large lots and could support the project if the applicant worked with the Single Family Design Review board to reduce the size to no more than 100% of the guideline FAR.
3. One commissioner mentioned that the subdivision has provided an easement where the public can park and view the ocean along Cliff Drive; that view area has been subtracted from the lot size and results in the FAR number being higher than if all the property were included in the calculation.
4. One Commissioner challenged the applicant to make the project sustainable.

Mike Gones, Civil Engineer, answered additional Planning Commission questions about the subdivision and stated that the Marina Drive cul-de-sac already existed; the City took additional land to make it wider. It was required that the developer include parking spaces on Cliff Drive for a public viewing area.

Scott Vincent, Assistant City Attorney, clarified the differences between a guideline and an ordinance requirement to help the Commission understand the FAR Guidelines.

Jaime Limón, Senior Planner, answered the Commission's questions about the view issue and felt that the applicant has made an effort to create a view corridor; and noted staff decided not to impose a specific height limit on landscaping in the corridor.

MOTION: Jostes/Barlett

Assigned Resolution No. 017-08

Approve the Coastal Development Permit, making the findings in the Staff Report, and subject to the Conditions of Approval.

This motion carried by the following vote:

Ayes: 4 Noes: 1 (Thompson) Abstain: 0 Absent: 2 (Jacobs, White)

Chair Myers announced the ten calendar day appeal period.

III. NEW ITEMS:

Commissioners Jacob and White returned to the dais.

ACTUAL TIME: 1:07 P.M.

A. **APPLICATION OF RICHARD REDMOND, ARCHITECT FOR JAMES DOUB AND TOM P. ZIEGLER TRUST, 528 ANACAPA STREET, 031-201-029, C-M, COMMERCIAL-MANUFACTURING ZONE, GENERAL PLAN DESIGNATION: OFFICE/MAJOR PUBLIC INSTITUTIONAL (MST2006-00748)**

The proposed project involves the demolition of an existing 3,300 square-foot commercial building and the construction of a three- and partial fourth story, mixed-use building containing seven commercial condominiums totaling 4,135 net square feet and seven residential condominiums. The residential unit mix would be one three-bedroom unit, four two-bedroom units, and two one-bedroom unit. The units would range in size from 940 net square feet to 2,449 net square feet. Nineteen parking spaces are provided including eleven (one van accessible space) provided in an open surface parking lot and eight covered parking spaces. The eight (one van accessible space) covered parking spaces are assigned residential parking spaces including five within individual garages along the east side of the building. Ingress to the building would be provided on Anacapa Street and egress would be via Cota Street.

The discretionary applications required for this project are:

1. A Tentative Subdivision Map for a one-lot subdivision to create seven (7) commercial condominiums and seven (7) residential condominium units (SBMC§27.07 and 27.13); and
2. A Development Plan Approval to allow 4,135 net square feet of non-residential use (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 15332, which allows infill development within urbanized areas.

Case Planner: Irma Unzueta, Project Planner
Email: iunzueta@santabarbaraca.gov

Irma Unzueta, Project Planner, gave the Staff presentation and included updates to the Staff Report. She informed the Commission that a letter was received from Paula Westbury expressing concerns about density; also a phone call was received from an adjacent neighbor concerned with the size, bulk, and scale of the project and the potential visual impact as viewed from the farmer's market site at the corner of Cota and Santa Barbara Streets. Steve Foley, Supervising Transportation Planner, was introduced and available for answering any questions.

Richard Redmond, Edwards & Pittman Architects, gave the applicant presentation.

Mr. Redmond answered the Planning Commission's questions about the absence of bedrooms on the fourth floor; the 40' height of the separation walls between units; clarification of the exterior treatment colors of the walls similar to the Meridian Studios; and clarification of the placement of photovoltaics on the site based on a 30-35% load. He also explained the hours of operation for the gates; pedestrian entrance to the parking lot; clarification of the condition of approval regarding sidewalk paving on the property frontage and parkway requirements; and clarified the atrium skylight and its elevation. Additionally, Mr. Redmond explained various scenarios for operating the automatic gate.

Chair Myers opened the public hearing at 1:38 P.M.

Mark Harris, adjacent property owner, requested further study now that story poles are up. Concerned with mass, bulk, and scale on Anacapa Street; does not step back adequately. Concerned with the impact on pedestrian views from the northside of Cota Street, such as for pedestrians leaving Farmer's Market heading toward State Street, and the public view corridor. Suggested additional landscaping be considered. Neighborhood groups could not be present, but asked for additional time to comment.

With no one else wishing to speak, the public hearing was closed at 1:42 P.M.

Commissioner's comments:

1. One Commissioner felt that the size of the building was acceptable, but would have appreciated smaller units.
2. Some Commissioners suggested that the Architectural Board of Review (ABR) continue to review the southwest corner of the building, looking north up Anacapa Street; the operation of the iron gate and traffic patterns,

- along with the pedestrian gate; relocation of gate to allow for access to commercial spaces by customers; the 4' parkway on Anacapa and its landscaping; the addition of solar panels; and concerns were expressed about how the northwest portion of the buildings thrusts up against the intersection.
3. One Commissioner would like to see the applicant achieve 50% energy use reduction on the solar panels. Also, would like to see each condo become a residential unit and not permitted to be joined together with another unit in the future.
 4. One Commissioner understood the need for having the gates closed after business hours and cautioned the applicant about security during evening hours given the number of vagrants in the area.
 5. One Commissioner was concerned with lack of pedestrian connection from the street and the lack of consistency with the Urban Design Guidelines; the bulk of the north elevation as viewed from Cota Street; and the on-site access for trash pick-up.
 6. Some Commissioners expressed appreciation that the project does not require modifications, is under height limit and is well designed.
 7. Some Commissioners would have liked the inclusion of subterranean parking and a corner placita.
 8. Some Commissioners would have liked a project concept review. Many also noted the project as being over-parked; suggested considerations be given to other configurations, including one that would offer more open space.
 9. Commissioners stated that trash trucks should not need to enter the site, which would allow building height to be reduced above Units 6 and 7.

Steve Foley, Supervising Transportation Planner, answered additional Planning Commission questions about the traffic trips and assumptions made; and the level of service for Anacapa and Cota Streets as being a volume to capacity ratio of 0.65.

Scott Vincent, Assistant City Attorney stated that the Subdivision Law does not restrict residential unit mergers. Interior changes could also not be restricted.

Mr. Foley responded to the Commission's questions about the impact of gate operations on Cota and Anacapa Streets stating that it was not the preferred situation, but was acceptable.

Mr. Redmond responded that underground parking was studied and not economically feasible for the size of the building. He added that the Owner would like to preserve the parking configuration and could possibly consider a reduction of three spaces. The applicant would consider eliminating the gates from the project.

MOTION: Jacobs/Larson

Assigned Resolution No. 015-08

Approve the Development Plan, Tentative Subdivision Map, and Conditions of Approval, making the findings in the Staff Report with the following additional conditions: 1) Remove four parking spaces from the plan, with the provision that

subsequent reconfiguration of the site shall not preclude the reestablishment of parking spaces based upon future demand, subject to review by the Community Development Director and Transportation Parking Manager; 2) Remove gate from Anacapa Street entrance; 3) Residential Parking Permits shall not be allowed for future residents of the project; 4) Applicant shall work with ABR to reconfigure the southwest corner element of the building and soften the verticality of Anacapa Street elevation with landscaping to reduce the tall appearance from the pedestrian view, and identify potential locations on proposed building for the installation of photovoltaics to achieve a minimum of 30% energy savings and a goal of 50% savings; and 5) Restudy the need for trash trucks to go through site, and under the building, to reduce project height in the area of Units 6 and 7.

This motion carried by the following vote:

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

Chair Myers announced the ten calendar day appeal period.

ACTUAL TIME: 2:26 P.M.

B. APPLICATION OF JEANETTE CANDAU AGENT FOR THE REDEVELOPMENT AGENCY, RIGHT-OF-WAY 00-300 BLOCK OF WEST CABRILLO BOULEVARD, 033-120-018, HC/S-D-3 AND P-R/S-D-3 ZONES, GENERAL PLAN DESIGNATION: OPEN SPACE (MST2006-00122/CDP2008-00009)

The project involves the construction of pedestrian improvements including repaired or enlarged sidewalks, lookout areas (plazas) over the multi-use trail, and intersection improvements on Cabrillo Boulevard from State Street to Castillo Street that include traffic signals, bulb-outs, median islands, and enhanced crossing and sidewalk paving. Four parking spaces along Cabrillo Boulevard would be removed to accommodate the intersection improvements. The project would also extend pedestrian improvements south of Cabrillo Boulevard between West Beach and the parking lot to double the width of the pedestrian walkway to approximately 16 feet, approximately eight feet of which would be on beach sand. The pedestrian improvements would extend to the west toward the harbor both along the edge of the multi purpose walkway and adjacent to the boat launch ramps. The fence between Los Banos pool and the wading pool would be moved over 18" inches to facilitate widening of the pedestrian path. New picnic tables, landscaping, and trash/recycling containers, and lights would be provided.

The discretionary application required for this project is a Coastal Development Permit (CDP2008-00009) to allow the proposed development in the Appealable Jurisdiction of the City's Coastal Zone (SBMC §28.44.060).

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: Michael Berman, Project Planner/Environmental Analyst
Email: mberman@santabarbaraca.gov

Jeanette Candau introduced Steve Yates, Conceptual Motion, who gave the applicant presentation.

Ms. Candau answered the Planning Commission's question by stating that there would be no impact on the Snowy Plover Habitat.

Mr. Yates, The Conceptual Motion Company, responded to the Commissions questions by stating that there would be no changes in the ingress and egress to the Los Baños Pool, nor to any existing amenities. He added that there are no drinking fountains at the Sea Landing area, but they could be considered, budget permitting. In response to the proposed flags, Mr. Yates agreed with one Commissioner on the abundance of signage and stated that the flags were a visual alternative.

Mr. Yates answered additional Planning Commission questions about the single open freshwater shower; the myoporum trees at Sea Landing; consideration for bicycle conflicts with the project; clarification of project sponsorship by the Redevelopment Agency; and explained considerations given to the east-bound bicycle corridor.

Michael Berman, Project Planner/Environmental Analyst, gave the Staff presentation.

Chair Myers opened the public hearing at 3:10 P.M.

The following people spoke in support of the project:

1. David Perez, Santa Barbara Sea Shells, expressed concerns about the Sea Shells boat storage lockers being too close to the widened walkway. Presently, there is a 10' buffer zone to the walkway that would be lost with the sidewalk widening and cause an impediment to pedestrians. Request storage structures are allowed to move back 10' to maintain safety barrier.
2. Chad Stevens supports the project and suggested that landscaping be adjusted to address the trees at Los Baños that are providing too much shade and a hideout for birds and homeless.
3. Steve Hyslop, Chuck's Waterfront Grill; President, Greater Santa Barbara Lodging and Restaurant Association, agreed with Mr. Stevens that the landscaping needs to address the trees along the corridor by the Los Baños wading pool and myoporum trees. Both provide a visual barrier to the public.

4. George Writer, President, Board of Santa Barbara Maritime Museum, feels that this project provides a public benefit that will draw more people to the harbor.
5. Steve Cushman, President, Santa Barbara Region Chamber of Commerce, feels that this project will provide a significant improvement, drawing people to walk between Stearns Wharf and the Harbor.
6. Tony Ramasanta feels that this project will provide greater safety for pedestrians crossing Cabrillo Boulevard in the evening.

With no one else wishing to speak, the public hearing was closed at 3:25 P.M.

Commissioner's comments:

1. Commissioners complimented Steve Yates and the applicant team for the approach taken and the focus of connectivity in the coastal zone. Appreciated the input from stakeholders and the consensus developed.
2. Appreciated the improvements to pedestrian safety and environment.
3. Encouraged the applicant to work with the Sea Shells to investigate an appropriate buffer between the pedestrians and the boat storage locker doors.
4. One Commissioner expressed concern that caution be used in any changes to shade trees since any changes will not satisfy everyone.
5. Suggest that the maintenance factor be considered for any pavers chosen for the crosswalks. While some may provide a positive aesthetic factor, they may be too fragile for continuous automobile traffic; red bricks may not be able to take such a load.
6. One Commissioner noted that a Coastal Development Permit (CDP) might be needed for any changes to the Sea Shells storage. Staff confirmed that a CDP would be needed, but an alternative might be to change door location.
7. Requested that a drinking fountain be added to the shower area.
8. The landscaping by the Los Baños wading pool is overgrown and needs to be evaluated; suggested a shift toward native plantings.
9. One Commissioner suggested that bollards be decorative.
10. One Commissioner was concerned with timing of the Cabrillo Bridge and Highway 101 projects nearby, and hoped the sequencing worked out.
11. Concerned with the loss of symmetry at Bath and Chapala Streets intersections with Cabrillo Boulevard with the elimination of brick paving and suggested that perhaps the Cabrillo crossing be done and leave the side streets painted.
12. Agrees that sandstone might be more in character with Cabrillo Boulevard.
13. Two Commissioners suggested that whatever shade trees are used provide a tall enough canopy that allows visibility under the trees and through to the ocean. One Commissioner commented on the bird roosting habits, suggesting that consideration be given to choice of trees over any park tables to reduce bird droppings on park fixtures.

14. though pedestrian access is improved, one Commissioner was concerned with the bicycle aspect. The large sidewalk for pedestrians is underused and could be modified to pull cement back and accommodate a bike lane. Spoke of the dangers of the multi-use bike bath at the beach to bikes, surreys, and pedestrians and encouraged the applicant to review.

MOTION: Jostes/Thompson

Assigned Resolution No. 016-08

Approve the Coastal Development Permit, making the findings in the staff report, and subject to the Conditions of Approval with the added conditions: 1. The City work with the Sea Shells for a practical and timely solution for a buffer between the boat storage lockers and pedestrian sidewalk; 2) Preference for sandstone for the crosswalks to differentiate the Waterfront from the Downtown; 3) Historic Landmarks Commission to review the landscape plan regarding the provision of shade trees at the lookouts to provide a visual cue to draw people through, maintain the views from cross streets and back towards the mountains; add public art; and improve safety by reducing overgrown shrubs and trees; 4) Add a drinking fountain at the fresh water shower at Sea Landing.

This motion carried by the following vote:

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

Chair Myers announced the ten calendar day appeal period.

Commissioner Jacobs announced that she is recusing herself from the next item and left the meeting.

Chair Myers called for a recess at 3:44 P.M and resumed the meeting at 3:59 P.M.

IV. ENVIRONMENTAL HEARING:

The following item is continued to May 15, 2008:

APPLICATION OF PEAK LAS POSITAS PARTNERS, 900-1100 BLOCK OF LAS POSITAS ROAD (VERONICA MEADOWS SPECIFIC PLAN); APNs: 047-010-011, 047-010-016, 047-010-056(A PORTION), 047-010-026; CURRENT COUNTY ZONING: 8-R-1 SINGLE-FAMILY RESIDENTIAL (8,000 SQ. FT. MIN. LOT SIZE), AND RR-20 RURAL RESIDENTIAL (20-ACRE MIN. LOT SIZE); CURRENT COUNTY COMPREHENSIVE PLAN DESIGNATION: RESIDENTIAL, 4.6 UNITS PER ACRE AND RESIDENTIAL RANCHETTE, ONE UNIT PER 20 ACRES ZONES, (MST99-00608)

The proposed project involves the annexation of approximately 50 acres to the City of Santa Barbara, located between Campanil Hill and Las Positas Road, and a 31-lot subdivision. Approximately 35.7 acres would be dedicated open space and 14.8 acres would be developed for residential uses, a public road, and public passive recreation and open space.

Twenty-five (25) residential lots would be created, ranging in size from approximately 5,000 to 9,600 square feet. The remaining six lots would be comprised of common open space areas and public roads. Site access to all but three lots would be provided via a proposed concrete bridge over Arroyo Burro Creek that would intersect with Las Positas Road. A public loop road on the west side of the creek would serve 19 of the homes; a private drive would provide access to three home sites from the public loop road. The remaining two homes would be accessed from the end of Alan Road. A public pedestrian path is proposed along the western edge of the creek to provide access from the end of Alan Road to Las Positas Road.

Cast-in-ground concrete caissons are proposed on-site to stabilize the hillside to the west. Geologic stabilization of the hill would result in approximately 61,500 cubic yards (cy) of cut and 61,500 cy of fill. Total estimated grading for the project improvements (building pads, roads, etc.) would be about 15,539 cy of cut and 11,232 cy of fill (not including soil recompaction); grading for the creek stabilization/restoration work would involve approximately 14,000 cy of cut.

A Final Environmental Impact Report (EIR) has been prepared and the Planning Commission will consider action to certify the Final EIR (including the Final Revised EIR) pursuant to the California Environmental Quality Act Guidelines Section 15091.

Case Planner: Allison De Busk, Associate Planner
Email: adebusk@SantaBarbaraCA.gov

V. **ADMINISTRATIVE AGENDA**

A. Committee and Liaison Reports.

Continued to next hearing.

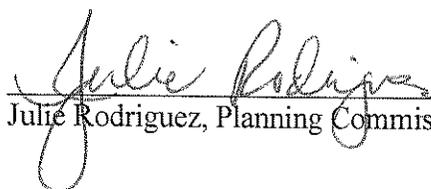
B. Review of the decisions of the Staff Hearing Officer in accordance with SBMC §28.92.026.

Commissioner Larson gave a brief review of the May 7, 2008 hearing.

VII. **ADJOURNMENT**

Chair Myers adjourned the meeting at 5:09 P.M.

Submitted by,



Julie Rodriguez, Planning Commission Secretary