



City of Santa Barbara Planning Division

PLANNING COMMISSION MINUTES

May 21, 2009

CALL TO ORDER:

Chair Thompson called the meeting to order at 1:09 P.M.

I. ROLL CALL:

Present:

Vice-Chair Addison S. Thompson
Commissioners Bruce Bartlett, Charmaine Jacobs, and Harwood A. White, Jr.

Absent:

Commissioners Stella Larson, John Jostes, and Sheila Lodge

STAFF PRESENT:

Danny Kato, Senior Planner
N. Scott Vincent, Assistant City Attorney
Rob Dayton, Principal Transportation Planner
Steve Foley, Supervising Transportation Planner
Stacey Wilson, Associate Transportation Planner
Chelsey Swanson, Associate Transportation Planner
Kelly Brodison, Assistant Planner
Suzanne Johnston, Assistant Planner
Julie Rodriguez, Planning Commission Secretary

II. PRELIMINARY MATTERS:

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

Senior Planner Danny Kato announced the following changes to the agenda:

1. The Planning Commission meeting was adjourned from 10: A.M. to 1 P.M. due to the lack of a quorum.
2. Item III, 1631 Shoreline Drive was adjourned from this morning and will be the first item heard

3. Item IV, 455, 457, and 459 North Hope Avenue was continued indefinitely, but might be rescheduled to June 4, 2009.
4. Item V, the discussion on noise thresholds as related to environmental review, will be heard during the lunch meeting of June 11, 2009.
5. Item VI. 1 Adam Road was to be continued to either June 4 or 11, 2009.
6. Item VII., the Staff Hearing Officer appeal of 618 San Pascual was withdrawn by the appellant
7. Item VIII, 816 Cacique and 110 S. Quarantina Street, was heard as the second item on the agenda..

B. Announcements and appeals.

None.

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

Chair Thompson opened the public hearing at 1:11 P.M. and, with no one wishing to speak, closed the hearing.

III. CONSENT ITEMS:

ACTUAL TIME: 1:12 P.M.

APPLICATION OF CHAVA RILEY, KAVOIAN & ASSOCIATES, AGENT FOR 1631 SHORELINE, LLC, 1631 SHORELINE DRIVE, APN 045-173-022, E-3/SD-3 SINGLE FAMILY AND COASTAL OVERLAY ZONES, GENERAL PLAN DESIGNATION: RESIDENTIAL 5 UNITS/ACRE (MST2008-00017/CDP2008-00022) Continued from May 7, 2009

The project consists of a proposal to remove as-built concrete and wood patios, stairways, and retaining walls to allow the lower bluff top area to return to its natural sloped condition. The project includes replanting the bluff top with native vegetation and installation of temporary drip irrigation. The area below the top of bluff would remain undisturbed. The site is currently developed with a 2,233 square foot one-story single family residence with attached 407 square foot garage is located on a 20,100 square foot parcel in the Hillside Design District which are to remain unaltered.

The discretionary applications required for this project is a Coastal Development Permit (CDP2008-00022) to allow the development in the Appealable Jurisdiction of the City's Coastal Zone (SBMC §28.44).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15301 (demolition of existing small structures).

Case Planner: Suzanne Johnston, Assistant Planner

Email: SJohnston@SantaBarbaraCA.gov

Suzanne Johnston, Assistant Planner, gave the Staff presentation.

Staff confirmed for the Planning Commission the removal of the retaining walls.

Chava Riley did not give an applicant presentation, but stated that there was a plan that included retaining walls considered, but an expert on bluff restoration suggested not putting them in.

Chair Thompson opened the public hearing at 1:15 P.M. and with no one wishing to speak, closed the hearing.

MOTION: White/Bartlett

Assigned Resolution No. 017-09

Approved the project, making the findings for the Coastal Development Permit as outlined in the Staff Report, subject to the Conditions of Approval in Exhibit A of the Staff Report.

This motion carried by the following vote:

Ayes: 4 Noes: 0 Abstain: 0 Absent: 3 (Larson, Lodge, Jostes)

Chair Thompson announced the ten calendar day appeal period.

IV. NEW ITEM:

APPLICATION OF TRUDI CAREY, AGENT FOR GIARDINI DI CIPRIANI, LLC, 455, 457, 459 N. HOPE AVENUE, 057-170-012, 057-191-011 & -014, COUNTY ZONING: 8-R-1 (SINGLE FAMILY RESIDENTIAL WITH A MINIMUM LOT SIZE OF 8,000 SQUARE FEET PER UNIT), COUNTY GENERAL PLAN DESIGNATION: RESIDENTIAL, 4.6 UNITS PER ACRE (MST2006-00564) Continued from May 7, 2009 and now continued indefinitely.

The City received a request from Trudi Carey of The Carey Group, Inc., agent for property owner Giardini di Cipriani, LLC, for initiation of annexation of the 2.92 acre lot known as 457 and 459 N. Hope Ave. (APN 057-170-012). Upon annexation, the owner intends to subdivide the property into nine residential lots. In addition, due to previously-imposed conditions on the adjoining property to the south, staff requests initiation of annexation of the 0.25 acre lot known as 455 N. Hope Ave. (APN 057-191-011) and the 0.14 acre driveway lot (APN 057-191-014) serving the residence at 455 N. Hope Ave. These two lots are owned by the Anderson Family Revocable Trust, and no improvements are proposed as this time. The three subject lots are located within the City's Sphere of Influence, and adjoin parcels already in the City. At this time, the discretionary action required for the project is Initiation of Annexation of the 32,042 square foot lot (SBMC Chapter 28.96).

Case Planner: Daniel Gullett, Associate Planner
Email: DGullett@SantaBarbaraCA.gov

V. LUNCH MEETING:

Due to the change in schedule, the discussion item, 'Noise threshold as related to environmental review' was continued to the lunch meeting of June 11, 2009.

VI. CONSENT ITEM:

APPLICATION OF STEVE CAMPBELL ON BEHALF OF THE GOLETA WEST SANITARY DISTRICT, 1 ADAMS ROAD, 073-045-003, A-F/S-D-3, AIRPORT FACILITIES, AND COASTAL OVERLAY ZONES, GENERAL PLAN DESIGNATION: MAJOR PUBLIC AND INSTITUTIONAL (MST 2009-00146, CDP2009-00006). Continued to June 4 or 11, 2009.

The proposed project consists of the installation of a polyvinyl chloride (PVC) conduit system connecting existing monitoring wells with a vacuum blower, two air compressors, and pumps to extract and treat gasoline contaminated soil and ground water. The purpose of this project is to facilitate the remediation of soil and groundwater contamination associated with an underground storage tank removed in 2006. The proposed project site is on Santa Barbara Airport Property under lease to the Goleta West Sanitary District. The discretionary application required for this project is a Coastal Development Permit to construct a soil and groundwater remediation conduit and filtration system in the Appealable Jurisdiction of the Coastal Zone (SBMC § 28.45.009).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Section 15304.

Case Planner: Andrew Bermond, Assistant Planner
Email: ABermond@SantaBarbaraCA.gov

VII. STAFF HEARING OFFICER APPEAL:

THIS ITEM WAS WITHDRAWN AT THE REQUEST OF THE APPEALANT.

APPEAL OF JAMES KAHAN ON BEHALF OF THE FRIENDS OF OUTER STATE STREET ON THE APPLICATION OF LISA PLOWMAN, AGENT FOR HABITAT FOR HUMANITY OF SOUTHERN SANTA BARBARA COUNTY, 618 SAN PASCUAL STREET, APN 037-102-023 , R-3 ZONE, GENERAL PLAN DESIGNATION: RESIDENTIAL - 12 UNITS PER ACRE (MST2008-00059)

The project consists of the construction of four new attached residential condominium units price restricted to low-income households, including two 981 square foot two-bedroom units, one 1,127 square foot two-bedroom unit, and one 789 square foot one-bedroom unit. Each unit includes one attached single-car garage between 212 and 242 square feet. The public alley on the 500 block of W. Ortega Street would provide automobile access to the site. Proposed grading totals 1,830 cubic yards, with 1,821

cubic yards of cut and 9 cubic yards of fill. The 6,625 square foot site is currently vacant with an average slope of 27.6%. The site is located in the R-3 Zone and carries a land use designation of Residential, 12 units per acre. On March 11, 2009, the Staff Hearing Officer made the required findings and approved the request. This is an appeal of the Staff Hearing Officer action by James Kahan on behalf of Friends of Outer State Street.

The discretionary applications required for this project are:

1. Lot Area Modification to allow two bonus density units (SBMC §28.92.110);
2. Parking Modification to allow one covered space for each unit instead of the required one covered and one uncovered space for each unit (SBMC §28.92.110);
3. Fence/Wall Height Modification for fences and walls to exceed eight feet in height within the interior setback (SBMC §28.92.110);
4. Wall Height Modification for walls within ten feet of the front line to exceed 3 ½ feet in height (SBMC §28.92.110);
5. Front Setback Modification to allow a patio overhang to encroach 3½ feet into the ten foot front setback (SBMC §28.92.110);
6. Interior Setback Modification for the building to encroach one foot into the six foot interior setback (SBMC §28.92.110);
7. Rear Setback Modification for the building's second story to encroach 1¼ feet into the ten foot rear setback (SBMC §28.92.110); and
8. Tentative Subdivision Map for a one-lot subdivision to create four residential condominium units (SBMC Chapters 27.07 and 27.13).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15332 (Infill Development Projects).

Case Planner: Daniel Gullett, Associate Planner
Email: DGullett@SantaBarbaraCA.gov

VIII. DISCUSSION ITEM:

ACTUAL TIME: 1:17 P.M.

EX PARTE COMMUNICATION:

Commissioner White disclosed an ex parte communication with Mike Foley regarding the potential uses for the Ball Field.

APPLICATION OF MIKE FOLEY, EXECUTIVE DIRECTOR OF CASA ESPERANZA, 816 CACIQUE AND 110 SOUTH QUARANTINA STREET, APN'S 017-240-021, 017-113 035 & 017-113-034, M-1 LIGHT MANUFACTURING, C-2, GENERAL COMMERCE AND S-D-3, COASTAL OVERLAY ZONES, GENERAL PLAN DESIGNATION: INDUSTRIAL (MST99-00432)

Staff will give a 45-Day Status Report on the amendments to the Conditional Use Permit for the Casa Esperanza Homeless Center.

No formal action on the project will be taken during this discussion item.

Case Planner: Kelly Brodison, Assistant Planner
Email: KBrodison@SantaBarbaraCA.gov

Kelly Brodison, Assistant Planner, gave the Staff presentation, joined by Sue Gray, Community Development Programs Supervisor.

Mike Foley, Executive Director of Casa Esperanza, gave the Applicant presentation.

Ms. Gray responded to the Planning Commission's inquiry about the costs involved with the per capita bed comparison shown in her presentation stating that any subsidy was not factored in.

Mr. Foley responded to the Commission on the status of the Salvation Army in Carpinteria as being closed; clarified that 600 meals are served during the winter months and explained the details as related to the Conditional Use Permit; and defined the area maintained by the clean-up program that begins at the beach and includes Milpas Street and neighboring parks.

Gary Linker, Milpas Action Task Force Chair and New Beginnings Board Member, provided an update of efforts by the Milpas Action Task Force, including collaboration with Santa Barbara Police Department.

Alex Altavilla, Patrol Division Commander, Santa Barbara Police Department, gave the status of Police activity in the area and participation in the Fielding Institute study. Lieutenant Altavilla responded to the Commission's questions regarding calls for service and proactive enforcement activity that is city-wide. Lieutenant Altavilla did not have empirical data on any changes occurring in the area of Casa Esperanza over the last 45 days since the bed count was increased and was not aware of any changes.

Mr. Foley also distinguished the difference in information provided by a police report showing crime related to homelessness in the Milpas Street area as different from the focus of the study being done by the Fielding Institute that is looking at 1200 people who have had contact with police anywhere in the City before coming to Casa Esperanza.

Mr. Foley referenced the shift in homelessness as related to police sweeps that result in the homeless relocating from one part of the city to another. Mr. Foley encouraged the Milpas

Action Task Force to acknowledge that the issue that raises most concern with the Cabrillo Ball Field is not as much homeless-related, as it is a drug-related and needs to be addressed. Asked the Planning Commission to work with the Parks Department to look at a repurposing of the Cabrillo Ball Field.

Ms. Gray responded to the Commission's question about the number of people served by homeless programs by stating that the statistics of where people resided before being served by homeless programs are not requested of participants, nor kept.

Mr. Foley has not seen any increase in services needed by the homeless population resulting from the Highway 101 construction. He is seeing an increase in the vulnerable population who are falling through the cracks, primarily people with disabilities. Mr. Foley stated that he is unaware of any of the homeless population involved in tagging, also concurred by Lieutenant Altavilla. Mr. Foley also responded to the Commission's question about the needs of the homeless population over age 55 and information he brought back from having attended a Senior Symposium held earlier this year. The needs of the homeless population vary among all demographics, including age and gender.

Chair Thompson opened the public hearing at 1:59 P.M.

The following people spoke:

1. Barbara Allen, joined by Ron Fox, Board of Casa Esperanza thanked the Commission for the 40-bed expansion allowed by the time extension.
2. John Dixon, Tri-County Produce, Casa Esperanza Board Member, and Milpas Action Task Force Member, echoed appreciation and suggested rezoning for the Cabrillo Ball Field and closure or relocation of the bathroom. Would like to see more police support in area. Expressed concern for knowing where homeless population was originating.
3. Bonnie Donovan, formerly East Beach/West Beach group, now Santa Barbara Ocean Front group, questioned the suggested re-use of the Cabrillo Ball Field. The Salvation Army found placement for clients that formerly resided at their Carpinteria shelter. Shared Mr. Donovan's concern for desire to know the geographic origin of the homeless that are relocating to Casa Esperanza.

With no one else wishing to speak, the public hearing was closed at 2:05 P.M.

The Commissioners made the following comments:

1. Commissioner White hoped that Casa Esperanza could follow the success of Planned Parenthood, which now operates on a regional level. Reported that the State is now developing a system similar to the Regional Housing Needs Allocation for homeless shelters, and will be requiring communities to have locations for homeless shelters that do not require discretionary approval.

2. Commissioner Jacobs appreciated all the reports that were given, but felt that the information that was asked for in order to grant the temporary 40-bed expansion of the shelter was not fully provided. Is willing to offer more time to receive a more detailed report to the Commission. Commissioners Thompson and Bartlett concurred in wanting to see a completion date of the report given before scheduling another meeting.

Mr. Foley confirmed that before the Salvation Army closed, it worked with its other locations to place the residents living there at that time. With the closure of the 86-bed capacity for recovery, the amount of opportunity for people to get alcohol and drug treatment is greatly reduced and needs to be addressed since the detoxification program starts up every six months.

With regard to the recovery zone and conditional use permit (CUP), Ms. Gray responded that the CUP for all liquor selling establishments in the Casa Esperanza area is a part of the twelve-point plan that is being developed by the City Attorney and Community Development and will come before the Planning Commission at a later date.

The Planning Commission asked that Staff return in 45 days, or as soon as the Fielding Study is completed and include some alternatives for finding another lunch location that would alleviate the burden at Casa Esperanza at lunchtime.

IX. ADMINISTRATIVE AGENDA

ACTUAL TIME: 2:15 P.M.

- A. Committee and Liaison Reports.
None were given.
- B. Review of the decisions of the Staff Hearing Officer in accordance with SBMC §28.92.026.
Commissioner White reported on the Staff Hearing Officer meeting held on May 20, 2009. None were recommended to be called up to the Planning Commission
- C. Action on the review and consideration of the following Draft Minutes and Resolutions:
 - a. Draft Minutes of March 26, 2009 – Special Meeting
 - b. Resolution 008-09
816 Cacique Street and 110 S. Quarantina Street
 - c. Draft Minutes of April 2, 2009
 - d. Resolution 009-09
412 and 414 Anacapa Street

- e. Resolution 010-09
Recommendation to City Council – Inclusionary Housing Ordinance
Amendments
- f. Resolution 011-09
400 Block of South Fairview Avenue

MOTION: Bartlett/White

Approve the minutes and resolutions of March 26, 2009 and April 2, 2009 as corrected.

This motion carried by the following vote:

Ayes: 4 Noes: 0 Abstain: As noted. Absent: 3 (Larson, Lodge, Jostes)

Commissioner Bartlett abstained from March 26, 2009 and Resolution 008-09.

Commissioner Jacobs abstained from April 2, 2006.

VII. ADJOURNMENT

Chair Thompson adjourned the meeting at 2:29 P.M.

Submitted by,



Julie Rodriguez, Planning Commission Secretary

