



City of Santa Barbara

Planning Division

PLANNING COMMISSION MINUTES

July 15, 2010

CALL TO ORDER:

Chair Bartlett called the meeting to order at 1:00 P.M.

PLANNING COMMISSIONERS PRESENT:

Chair Bruce Bartlett

Vice-Chair John Jostes

Commissioners Charmaine Jacobs, Mike Jordan, Stella Larson, Sheila Lodge, and Deborah L. Schwartz.

Absent:

Commissioners Jostes and Lodge

STAFF PRESENT:

Susan Reardon, Senior Planner

N. Scott Vincent, Assistant City Attorney

Steve Foley, Supervising Transportation Planner

Michael Berman, Project Planner/Environmental Analyst

Dan Gullett, Associate Planner

Kelly Brodison, Assistant Planner

Julie Rodriguez, Planning Commission Secretary

I. ROLL CALL

II. PRELIMINARY MATTERS:

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

None.

B. Announcements and appeals.

None.

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

Chair Bartlett opened the public hearing at 1:01 P.M. and, with no one wishing to speak, closed the hearing.

III. CONSENT ITEM:

ACTUAL TIME: 1:01 P.M.

APPLICATION OF MIKE RAMSEY, AGENT FOR CUTTER PROPERTIES, LTD. PROPERTYOWNER, 402 S. HOPE, APN 051-240-017 WITHIN THE RANCHO ARROYO SPECIFIC PLAN AND THE E-3/P-D/SD-2 ZONES, (ONE-FAMILY RESIDENCE, PLANNED DEVELOPMENT AND SPECIAL DISTRICT ZONES), GENERAL PLAN DESIGNATION: RESIDENTIAL FIVE UNITS PER ACRE (MST2010-00141) Continued from July 8, 2010.

The project consists of a proposal to enclose an existing covered display area for a 450 net square foot addition to the existing 33,105 square foot Mercedes Benz Auto Dealership, resulting in a 33,555 square foot building on a 4.37 acre lot. The parcel is also currently developed with an existing 7,120 square foot BMW Auto Dealership. No changes are proposed to the existing BMW Dealership.

The discretionary application required for this project is a Development Plan to allow the construction of 450 net square feet of nonresidential development within the P-D Zone (Planned Development) (SBMC §28.39).

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

Case Planner: Kelly Brodison, Assistant Planner

Email: KBrodison@SantaBarbaraCA.gov

Phone: 805-564-5470, ext. 4531

Commissioner Jacobs requested that the Planning Commission waive the Staff Report.

MOTION: Jacobs/Larson

Waive the Staff Report

This motion carried by the following vote:

Ayes: 5 Noes: 0 Abstain: 0 Absent: 2 (Jostes, Lodge)

Chair Bartlett opened the public hearing at 1:02 P.M. and with no one wishing to speak, closed the hearing.

MOTION: Jacobs/Larson

Assigned Resolution No. 007-10

Approved the project, making the findings for the Development Plan as outlined in the Staff Report, subject to the Conditions of Approval in Exhibit A of the Staff Report with the following revisions to the Conditions of Approval: 1) Glass windows shall be installed to be recessed consistent with the existing adjacent windows

This motion carried by the following vote:

Ayes: 4 Noes: 0 Abstain: 1 (Schwartz) Absent: 2 (Jostes, Lodge)

Chair Bartlett announced the ten calendar day appeal period.

IV. STAFF HEARING OFFICER SUSPENSION BY PLANNING COMMISSION:

ACTUAL TIME: 1:05 P.M.

RECUSALS: To avoid any actual or perceived conflict of interest, Commissioner Bartlett recused himself due to the Housing Authority being a client of his architectural firm and left the dais at 1:05 P.M.

EX PARTE COMMUNICATION:

Commissioner Larson disclosed an ex parte communication by having been present at a meeting where the Creeks Committee and City Staff were present and reviewed the project plans.

Commissioner Jordan, acting as Planning Commission Liaison to the Creeks Committee disclosed an ex parte communication with the Division Head during the last Creeks Committee meeting.

Commissioner Schwartz disclosed an ex parte communication with Housing Authority Executive Director Rob Pearson regarding the project coming before the Planning Commission.

Commissioner Larson took over as Chair for the remainder of the meeting.

APPLICATION OF LISA PLOWMAN, AGENT FOR THE HOUSING AUTHORITY OF THE CITY OF SANTA BARBARA, 512 BATH STREET, APN 037-161-035, R-3 AND R-4 ZONES, GENERAL PLAN DESIGNATIONS: RESIDENTIAL, 12 UNITS PER ACRE, BUFFER/STREAM (MST2009-00469)

The project consists of the demolition of an existing two-story, ten-unit apartment building and carport, and the construction of a two and three-story apartment complex on a 1.10 acre lot by the Housing Authority of the City of Santa Barbara. The proposal includes 53 studio efficiency apartments ranging in size between 320 and 445 square feet (sf), affordable to very low- and low-income households to be occupied by tenants with special needs and downtown workers, one two-bedroom 921 sf managers apartment, two 138 sf laundry rooms, a 610 sf recreation room, and a 1,432 sf community center, 13 covered and 17 uncovered automobile parking spaces, and 29 covered and 6 uncovered bicycle parking

spaces. The project also includes a transfer of funds from the Housing Authority to the City of Santa Barbara for construction of a portion of the Lower Mission Creek Flood Control Project.

The discretionary applications required for this project are:

1. Lot Area Modification to allow additional dwelling units pursuant to the City's Density Bonus Program (SBMC §28.21.080, §28.87.400, §28.92.110);
2. Parking Modification to allow less than the required number of parking spaces (SBMC §28.90.100, §28.92.110);
3. Distance Between Buildings Modifications to allow less than the required 15 ft separation between each pair of adjacent buildings (eight total Distance Between Buildings Modifications required) (SBMC §28.21.070, §28.92.110); and
4. Interior Setback Modification for the trash enclosure to encroach into interior setback (SBMC §28.21.060, §28.92.110).

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

The Staff Hearing Officer approved the project at the public hearing of June 16, 2010. The Staff Hearing Officer's decision was suspended at the request of a Planning Commissioner in accordance with SBMC §28.05.020. The Planning Commission shall review and affirm, reverse, or modify the decision of the Staff Hearing Officer after conducting a public hearing.

Case Planner: Dan Gullett, Associate Planner

Email: DGullett@SantaBarbaraCA.gov

Phone: 805-564-5470, ext. 4550

Dan Gullett, Associate Planner, gave the Staff presentation with additional comments made by Steve Foley, Supervising Transportation Planner; and George Johnson, Creeks Supervisor, Creeks Division.

Rob Pearson, Housing Authority Executive Director, made introductory remarks.

Lisa Plowman and Detty Peikert from Peikert Group Architects gave the Applicant presentation

Chair Larson opened the public hearing at 2: P.M.

The following people spoke in support of the project:

1. Keith Rivera, Architectural Board of Review (ABR) Board Member, presented the ABR's majority viewpoint stating that the project was consistent with the neighborhood.
2. Christopher Manson-Hing, Architectural Board of Review Board Chair, provided a briefing on the ABR's split decision in support of the project.

3. Alex Pujo
4. Andrew Roterman
5. Rick Frickmann
6. David Hughes, Housing Authority
7. Celia Cheney, Housing Authority
8. Bill Wagner, Sr.
9. Fred Kuhlmann, Housing Commission
10. Emily Allen, South Coast Homeless Advisory Committee
11. Grecia Lima, PUEBLO
12. David Pritchett, Santa Barbara County Action Network (SBCAN)
13. Toni Shultheis, Santa Barbara League of Voters
14. Lee Anne French, Citizens Planning Association
15. Lee Moldaver, Creeks Advisory Committee
16. Annmarie Cameron, Santa Barbara Mental Health Association Executive Director
17. Kathleen Baushke, Transition House Executive Director
18. Frank Thompson
19. Petra Lowen, Independent Living Resource Center
20. Kellam De Forest
21. Joyce McCullough, Habitat for Humanity Executive Director
22. Cheryl Rogers
23. Leonora Kain, PATHPOINT

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

1. Eddie Harris, Santa Barbara Urban Creeks Council opposed the project as approved by the Staff Hearing Officer.
2. Paul Zink, Architectural Board of Review Board Member presented the ABR's minority viewpoint that the project was too aggressive and too dense in the number of units. Could not find that the trees were being preserved or protected.
3. Gary Mosel, Architectural Board of Review Board Member remained concerned with the size, bulk, and scale of the project. The South and East third story elevations will be very visible from Haley Street and are in need of mitigation.

With no one else wishing to speak, the public hearing was closed at 3:01 P.M.

MOTION: Jacobs/Jordan

Assigned Resolution No. 008-10

Approved the project, making the findings for the Lot Area Modification, Parking Modification, Distance Between Buildings Modifications, and Indoor Setback Modification as outlined in the Staff Report, subject to the Conditions of Approval in Exhibit A of the Staff Report with the following revisions to the Conditions of Approval: 1) All buildings, with exception of the trash enclosure, and all creekside hardscape shall be relocated 5 feet closer to Bath Street, away from Mission Creek; 2) The project approval requires the "increased biomass and reduced uncovered parking option" that was presented to the Commission by the applicant on July 15, 2010, which was proposed to eliminate five uncovered parking spaces closest to Mission Creek, relocate the covered bicycle parking within Building 7 to the creek side, reduce the creekside hardscape on the creek side of

Building 4, and introduce additional landscaping in the areas closest to Mission Creek, and the Commission acknowledges that the number of parking spaces approved is five less than originally requested; 3) Revise Condition D.4 Applicant shall work with MTD to provide 2 bus stops of deluxe standards as outlined in the Urban Design Guidelines in locations proximate to the project; 4) The Riparian Buffer Restoration and Enhancement Plan required by Condition A.4. shall be reviewed by the City Creeks Division in addition to the City Environmental Analyst.

This motion carried by the following vote:

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

Chair Larson announced the ten calendar day appeal period.

V. **ADMINISTRATIVE AGENDA**

ACTUAL TIME: 4:40 P.M.

A. Action on the review of the following Draft Minutes and Resolutions listed in II.A.1. of this Agenda:

1. Draft Minutes of June 17, 2010

MOTION: Jacobs/Schwartz

For lack of quorum, continue the review of the Draft Minutes to the next Planning Commission meeting along with all Committee and Liaison Reports

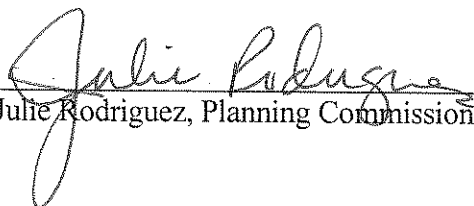
This motion carried by the following vote:

Ayes: 4 Noes: 0 Abstain: As noted. Absent: 2 (Bartlett, Jostes, Lodge)

VII. **ADJOURNMENT**

Chair Larson adjourned the meeting at 4:40 P.M.

Submitted by,



Julie Rodriguez, Planning Commission Secretary