



# City of Santa Barbara Planning Division

## PLANNING COMMISSION MINUTES

June 2, 2011

### CALL TO ORDER:

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

### I. ROLL CALL

Chair John Jostes, Vice Chair Sheila Lodge, Commissioners Bruce Bartlett, Charmaine Jacobs, Mike Jordan, Stella Larson, and Deborah L. Schwartz.

**Commissioner Jacobs arrived at 1:12 P.M.**

### STAFF PRESENT:

Danny Kato, Senior Planner  
N. Scott Vincent, Assistant City Attorney  
Steve Foley, Supervising Transportation Planner  
Allison De Busk, Project Planner  
Chelsey Swanson, Associate Transportation Planner  
Suzanne Riegle, Assistant Planner  
Julie Rodriguez, Planning Commission Secretary

### II. PRELIMINARY MATTERS:

A. Action on the review of the following Draft Minutes:

1. Draft Minutes of May 5, 2011

#### MOTION: Larson/Schwartz

Approve the minutes as corrected.

This motion carried by the following vote:

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

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

None.

C. Announcements and appeals.

Mr. Kato announced that the Planning Commission's decision on the Performance Standard Permit for 1233 Mission Ridge has been appealed to City Council and will be heard on July 19, 2011 at City Council. The Single Family Design Board's decision on 1233 Mission Ridge has also been appealed to City Council and will be heard on the same day.

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

Chair Jostes opened the public hearing at 1:04 P.M. and, with no one wishing to speak, closed the hearing.

III. **CONCEPT REVIEW:**

**ACTUAL TIME: 1:05 P.M.**

**APPLICATION OF DEVICENTE + MILLS ARCHITECTURE, ARCHITECT FOR HABITAT FOR HUMANITY OF SOUTHERN CALIFORNIA, 822 & 824 E. CAÑON PERDIDO STREET, 031-042-006 & 031-042-007, C-2 COMMERCIAL ZONE, GENERAL PLAN DESIGNATION: RESIDENTIAL 12 UNITS/ACRE (MST2011-00182)**

The project involves the demolition of two existing single-family residences and garages, merging the two existing parcels (APNs 031-042-006 and 031-042-007) totaling 19,303 square feet, a one-lot subdivision for the purposes of constructing 12 affordable (low- and very-low income) condominiums. The units mix is comprised of a 725 square foot, one-bedroom unit, nine two-bedroom units ranging in size from 974 to 1,187 square feet, and two 1,356 square foot three-bedroom units. Fifteen parking spaces are provided; 12 attached one-car garages and three guest parking spaces. The project proposes to use the City's Bonus Density Program. 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. The opinions of the Planning Commission may change or there may be ordinance or policy changes that could affect the project that would result in requests for project design changes. **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.**

The discretionary applications required for this project are:

1. A request for a Voluntary Lot Merger to merge to existing lots into a single 19,303 square foot lot.
2. A Modification to provide less than required front setback of 10 feet for the two-story building and 15 feet for the three-story building.
3. A Modification to provide less than the required 10 foot interior setback.

4. A Modification to provide less than the 27 required parking spaces (SBMC§ 28.90.100.G.3)
5. Two Modifications to allow the distance between main buildings to less than the required 15 feet. (SBMC§28.21.070).
6. A Lot Area Modification to provide less than the required 28,230 square feet of lot area.
7. A Tentative Subdivision Map for a one-lot subdivision to create twelve (12) residential condominium units (SBMC 27.07 and 27.13).

Case Planner: Suzanne Riegle, Assistant Planner  
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Phone: 805-564-5470, ext. 2687

Suzanne Riegle, Assistant Planner, gave the Staff presentation.

Edward de Vicente, DMA Architects, gave the applicant presentation joined by Ryan Mills, DMA Architects; Jon Peterson, Director of Operations, Habitat for Humanity; and Jan Hubbell, Board Member, Habitat for Humanity.

The Planning Commission provided the following comments on the project:

1. The majority of the Commission felt that the affordability covenants should be a part of the Conditions of Approval. Commissioner Jordan added that local resident purchase be included as a part of the Conditions of Approval, and not just a part of the Applicant's policy.
2. Commissioners Jacobs and Larson suggested a Solar Study be conducted on the West side of the property. Staff responded that under the Solar Access Ordinance, this project did not require a study, but had one been required, it would have been limited to the East side of the property line where there is more sun.
3. Many Commissioners expressed a desire to learn more about the project's impact on on-street parking and felt that the neighborhood could not support any increase in on-street parking. Commissioner Jordan suggested that parking management condition of approval consider alternatives to enforcement that were not fee related. Also, suggested that guest parking be moved up front.
4. Commissioner Bartlett suggested consideration of carriage-style garage doors with window panes to allow monitoring that garage use was for parking and not alternative uses.
5. Commissioners held varied opinions on the location of the playground, with some suggesting consideration of alternatives, such as a center location.
6. The Commission expressed support for the Pedestrian Master Plan improvements; however, many commissioners did not support the front setback modification that would be created by a dedication for the improvements. Direction was given to the applicant to provide the minimum required front setback; which could be achieved by reducing unit sizes, particularly the two-bedroom units.
7. Some Commissioners suggested that the project height be reduced and cell tower locations of the neighboring property be considered.

8. Commissioners Larson and Schwartz expressed appreciation for the sustainability efforts made by the Applicant. Commissioner Larson recommended that hard surfaces be pervious paving and suggested consideration for bicycle parking and a trash plan.
9. A majority of the Planning Commission could support the Modifications for Lot Area to allow bonus density units; parking; and building separation; but could not support the front setback Modification.

#### IV. DISCUSSION ITEMS

##### ACTUAL TIME: 2:21 P.M.

**RECUSALS:** To avoid any actual or perceived conflict of interest, the following Commissioners recused themselves from hearing the following two agenda items:

- Commissioner Larson recused herself due to her husband being employed by Cottage Hospital.
- Commissioner Bartlett recused himself due to his firm being under contract with Cottage Hospital.

Commissioners Bartlett and Larson left the dais at 2:22 P.M.

##### A. CONSTRUCTION UPDATE FOR SANTA BARBARA COTTAGE HOSPITAL (SBCH), 320 WEST PUEBLO STREET, APNS: 025-100-001; 025-061-015; & 025-171-050; SP-8 HOSPITAL ZONE, GENERAL PLAN DESIGNATION: MAJOR PUBLIC AND INSTITUTIONAL/MEDICAL CENTER (MST2003-00152)

Annual construction updated on the construction activities for Santa Barbara Cottage Hospital. The project was approved by the Planning Commission (PC) on March 24, 2005 (Resolution No. 020-05), and by the City Council on April 25, 2005 (Amended PC Resolution No. 020-05). The City Council certified the Final Environmental Impact Report (FEIR) for the project on March 24, 2005 pursuant to the California Environmental Quality Act Guidelines Sections 15091.

**DISCUSSION ITEM** - Staff presented an annual update on the status and effectiveness of construction related mitigations and monitoring for the Cottage Workforce Housing Project. **No formal action on the project was taken during this discussion item.**

Case Planner: Suzanne Riegler, Assistant Planner  
Email: SRiegler@SantaBarbaraCA.gov

Phone: 805-564-5470, ext. 2687

Suzanne Riegler, Assistant Planner, gave the Staff presentation.

Suzanne Elledge, Suzanne Elledge Planning & Permitting Services, responded to questions regarding how construction complaints were received and tracked.

Ron Biscaro, Chief Vice President for Project Management, Santa Barbara Cottage Hospital, responded to the Planning Commission's questions.

Chair Jostes opened the public hearing at 2:34 P.M. and, with no one wishing to speak, the public hearing was closed.

The Planning Commission appreciated the project's progress and commended the good job in neighborhood outreach and response to neighborhood concerns, especially given the magnitude and scale of the project. The Commission also appreciated the inclusion of artwork by local artists that will be showcased in the hospital.

**ACTUAL TIME: 2:39 P.M.**

**B. CONSTRUCTION UPDATE FOR VILLA RIVIERA REAL ESTATE COMPANY, 601 E. MICHELTORANA ST, 027-270-030, C-O (MEDICAL OFFICE) AND R-2 (TWO FAMILY RESIDENTIAL) ZONES, GENERAL PLAN DESIGNATION: MAJOR PUBLIC AND INSTITUTIONAL-MEDICAL CENTER AND RESIDENTIAL-12 DWELLING UNITS PER ACRE (MST2003-00827)**

Six-month construction update on the demolition of the former St. Francis Hospital complex and construction of 115 residential condominiums on approximately 5.94 acres of the 7.39 acre site (previously referred to as the "Cottage Workforce Housing Project"). The project was approved by the Planning Commission on September 21, 2006 (Resolution No. 039-06), and by the City Council on December 19, 2006 (Resolution No. 06-103). The City Council certified the Final Environmental Impact Report (FEIR) for the project on December 19, 2006 pursuant to the California Environmental Quality Act Guidelines Sections 15090 and 15091. An addendum to the certified FEIR was prepared pursuant to California Environmental Quality Act Guidelines Section 15164.

**DISCUSSION ITEM** - Staff presented a six-month update on the status and effectiveness of construction related mitigations and monitoring for the Cottage Workforce Housing Project. **No formal action on the project was taken during this discussion item.**

Case Planner: Allison DeBusk, Project Planner  
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Phone: 805-564-5470, ext. 4552

Allison DeBusk, Project Planner, gave the Staff presentation.

Ron Biscaro, Chief Vice President for Project Management, Santa Barbara Cottage Hospital, responded to the Planning Commission's questions.

Chair Jostes opened the public hearing at 3:01 P.M. and with no one else wishing to speak, the public hearing was closed.

Discussion was held on a potential request by the Applicant for schedule flexibility, particularly during concrete pour work, but also for lumber deliveries. The majority of the Commission could not support Saturday deliveries, but understands the need to extend weekday work hours for concrete set-up and pours, and could support that portion of the request.

The Commission acknowledged that the number of complaints received relative to the scope of the project was remarkable and found the value of mitigation monitoring evident in both Cottage Hospital presentations.

V. **ADMINISTRATIVE AGENDA**

**ACTUAL TIME: 3:08 P.M.**

A. Committee and Liaison Reports.

1. Staff Hearing Officer Liaison Report

None was given.

2. Other Committee and Liaison Reports

- a. Commissioner Lodge reported on the Airport Commission meeting of May 18, 2011 and announced the upcoming airport gala on June 17, 2011 and June 19, 2011 public open house. Additional information could be found at [www.FlySBA.com](http://www.FlySBA.com).

VII. **ADJOURNMENT**

Chair Jostes adjourned the meeting at 3:11 P.M.

Submitted by,

  
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Julie Rodriguez, Planning Commission Secretary