



City of Santa Barbara Planning Division

PLANNING COMMISSION MINUTES

November 3, 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, Mike Jordan, Stella Larson, and Deborah L. Schwartz.

Commissioner Charmaine Jacobs arrived at 1:01 P.M.

STAFF PRESENT:

Danny Kato, Senior Planner

N. Scott Vincent, Assistant City Attorney

Steve Foley, Supervising Transportation Planner

Melissa Hetrick, Environmental Analyst/Project Planner

Andrew Bermond, Project Planner

Peter Lawson, Associate Planner

Stacey Wilson, Associate Transportation Planner

Julie Rodriguez, Planning Commission Secretary

II. PRELIMINARY MATTERS:

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

1. Draft Minutes of October 6, 2011
2. Resolution 020-11
457 N. Hope Avenue
3. Resolution 021-11
125 State Street
4. Draft Minutes of October 13, 2011
5. Resolution 022-11
1550 and 1600 W. Mountain Drive

MOTION: Barlett/Lodge

Approve the minutes and resolutions as corrected.

This motion carried by the following vote:

Ayes: 7 Noes: 0 Abstain: As noted. Absent: 0

Commissioner Jacobs abstained from the Minutes and Resolutions of October 6, 2011.

Commissioners Jacobs and Larson abstained from the Minutes and Resolutions of October 13, 2011.

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

None.

- C. Announcements and appeals.

Mr. Kato made the following announcements:

1. The appeal of the Planning Commission's denial of the General Plan Amendment and Tentative Subdivision Map for 415 Alan Road will be heard by the City Council on November 15, 2011
2. City Council approved the Final Community Priority Designation for the Children's Museum at 125 State Street.

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

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

III. CONCEPT REVIEW: CONTINUED FROM SEPTEMBER 22, 2011.

ACTUAL TIME: 1:12 P.M.

APPLICATION OF ROGER RONDEPIERRE, ATLANTIC AVIATION, 404 WILLIAM MOFFETT PLACE, 073-045-003, A-F, S-D-3, AIRPORT FACILITIES AND COASTAL OVERLAY ZONES, GENERAL PLAN DESIGNATION: MAJOR PUBLIC AND INSTITUTION (MST2011-00270, CDP2011-00008)

This was a concept review. No action was taken on the project at this hearing. The project consists of the installation of two 2,820 square foot each prefabricated hangars on existing paved aircraft parking ramp at Atlantic Aviation's leasehold on Santa Barbara Airport property. The project would replace five aircraft tie-down spaces with three general aviation T-hangars (small airplane hangars shaped like a capital "T"). These hangars would be owned by Atlantic Aviation and leased to airplane owners who want a secure, enclosed space for their airplane. The new hangars will replace three older T-hangars that were removed as part of construction of the new Airline Terminal.

The discretionary application required for this project is a Coastal Development Permit (CDP2011-00008) to allow construction of three prefabricated T-hangars in the Appealable Jurisdiction of the City's 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 Act Guidelines Section 15303(c).

Case Planner: Andrew Bermond, Project Planner

Email: ABermond@SantaBarbaraCA.gov

Phone: 805-692-6032

Andrew Bermond, Project Planner, gave the Staff presentation and described the alternate proposal.

Paul Zink, Architectural Board of Review (ABR), summarized ABR's earlier suggestion that the temporary buildings be located in some other location on the Airport property and was pleased with consideration of an alternate proposal.

Mr. Kato read the opposition comment letter of Christopher Manson-Hing, ABR Chair, into the record.

Roger Rondepierre, Atlantic Aviation, gave the applicant presentation.

Chair Jostes opened the public hearing at 1:35 P.M., and with no one wishing to speak, closed the public hearing.

The Commission made the following comments:

1. The Planning Commission expressed appreciation of the Applicant's flexibility in locating an alternative site and balancing aesthetics, location, appearance, and economics. Most Commissioners could not support the current proposal of August 10, 2011 and felt that this alternate was an improved proposal and located significantly further from the Terminal.
2. Commissioners Jacobs and Jordan asked that the ABR spend time to create more architectural variety that breaks up the design and include landscaping. Commissioner Schwartz asked for consideration of a façade on the structures.
3. Many Commissioners directed preserving the view of aircraft from the terminal as depicted in the alternate proposal.
4. Commissioner Schwartz requested that use of plug-in electric power carts be required instead of portable gas generators to power airplane equipment when stationary.

IV. ENVIRONMENTAL HEARINGS:

ACTUAL TIME: 1:46 P.M.

RECUSALS: To avoid any actual or perceived conflict of interest, Commissioner Jostes recused himself due to owning property nearby.

Chair Jostes left the dais at 1:48 P.M. and the meeting was continued by Chair Lodge.

APPLICATION OF LISA PLOWMAN, PEIKERT GROUP ARCHITECTS (AGENT) FOR HILLSIDE HOUSE, 1235 VERONICA SPRINGS ROAD, APN 047-010-039, DR4.6 (SANTA BARBARA COUNTY) ZONE DISTRICT, GENERAL PLAN DESIGNATION: RESIDENTIAL 4.6 UNITS/ACRE (COUNTY) (MST2003-00793)

This was a hearing to take comments on the Draft Environmental Impact Report. No action was taken on the project at this hearing. The proposed project consists of the annexation the 23.7-acre project site to the City of Santa Barbara, the removal of all existing structures on the site, except the structure known as Harmony House (a single family residence), and the phased development of 120 new residential units in 33 buildings. With the conversion of the Harmony House to a triplex, there would be a total of 121 residential units. The buildings would be two to three stories tall, and include one- and two-car garages. Two non-residential buildings are included: a three-car garage and a 6,700-square foot administration building for Hillside House clients. The proposed residential units include 70 market-rate condominiums, 12 very-low income rental units (Hillside House units), 11 inclusionary ownership units, and 28 low-income rental units. Hillside House would continue to operate its intermediate care assisted living in the 12 units. The project includes restoration of the portion of Arroyo Burro Creek within the boundaries of the project site, located along the south-west property line. A total of 222 covered and uncovered parking spaces would be provided on site.

As part of the annexation to the City of Santa Barbara the entire lot would receive a General Plan designation of Residential (5 units/acre) and a Zoning Map Amendment to SP-9 (Specific Plan). Two development restricted areas are proposed on the project site, which would be recorded as part of the final tract map. The first restricted area would encompass the entire segment of Arroyo Burro Creek, located within the project site boundaries, and include an area of approximately 100 feet on either side of the creek for its entire length on the project site. The second restricted area would encompass the hillside on the north-east side of the project site.

The project would include a 36-foot wide public road that would be located along the south-western side of the lot. On the project site, near the intersection of the proposed public road and Veronica Springs Road, there would be a turnout for a Metropolitan Transit District (MTD) bus stop. Offsite, a 20-foot wide emergency access road that is within the City's 60-foot wide public right-of-way easement would be improved. The emergency access road crosses four privately owned parcels and would serve as a pedestrian and bike path through to Palermo Road. A new 42-inch storm water pipe line would be trenched under the Veronica Springs Road right-of-way and terminate at an existing headwall in Arroyo Burro Creek, located approximately 420 feet south of the project site on the west side of Veronica Springs Road..

ENVIRONMENTAL HEARING: The purpose of the environmental hearing was to receive comments from the Planning Commission, interested agencies and the public on the adequacy and completeness of the Draft Environmental Impact Report (EIR) for the Hillside House project located at 1235 Veronica Springs Road, consistent with the provisions of the California Environmental Quality Act (CEQA) Guidelines. The public review period began on Tuesday, September 27, 2011. **Comments on the Draft EIR must be received by Monday, November 14, 2011 at 4:30.** If you do not submit written comments at the hearing, please send your comments to: City of Santa Barbara, Planning Division, Attn: Peter Lawson, Associate Planner, P.O. Box 1990, Santa Barbara, CA 93102-1990 or by email to: PLawson@SantaBarbaraCA.gov on or before November 14, 2011 at 4:30.

Case Planner: Peter Lawson, Associate Planner
Email: PLaweson@SantaBarbaraCA.gov

Phone: 805-564-5470, ext. 4565

Peter Lawson, Associate Planner, gave the Staff presentation. Melissa Hetrick, Environmental Analyst and Project Planner; and Steve Foley, Supervising Transportation Planner; and Stacy Wilson, Associate Transportation Planner, were available to respond to the Planning Commission's questions.

Lisa Plowman, Peikert Group Architects gave the applicant presentation, along with Scott Schell, Associated Transportation Engineers (ATE). Mr. Schell raised concerns about the traffic study, by stating that "free right hand turns" were not considered in the traffic study and that the project contribution of traffic trips were not calculated correctly. The share of traffic trips being sent to the intersections should have been rounded to three decimal places instead of two, which would have eliminated some of the Class I impacts.

Chair Lodge opened the public hearing at 2:25 P.M.

The following people commented on the project:

1. David Lane submitted pictures and written comments expressing concerns regarding fire evacuation and preservation of the Eucalyptus forest along Arroyo Burro Creek and the associated impacts to wildlife by removing the Eucalyptus.
2. Brian Burd opposes the dense development of Hillside House and felt the proposed development was not in keeping with the neighborhood. Did not agree with the traffic consultant's analysis and felt that it did not address impacts to Veronica Springs Road.
3. Frances Malinof felt that the proposed development was too dense and incompatible with the neighborhood. EIR is deficient in addressing the aesthetics of the area.
4. Ronald Doctors was concerned with the project's density and impact on fire evacuation.
5. Barry Lang submitted written comments and echoed the traffic problems on Veronica Springs Road. Would support a retirement community for Hillside House and referenced the EIR's significant unavoidable impact on the neighborhood.
6. Shannon O'Bryan commented on the traffic impact to Veronica Place, not considered by the traffic analysis, and used as a cut-through to get to Elings Park and

- other parts of the neighborhood. Also had concerns over Class II impact on air quality which would not be temporary and the noise caused by the density. EIR does not mention hillside stability or impact to high transmission gas line.
7. Adam Pirozzi, Realtor, was concerned with the property values that would decline with traffic impact of the proposed project.
 8. Gail Kennedy was concerned with traffic impact criteria that will be used in EIR. Also noted that alternative #4 stated that 124 units would be senior units, but in reality it would be 28 units; would like correction made.
 9. William Kennedy felt that the neighborhood compatibility was not considered from the extension of Veronica Place to the west property line and based upon that area, the project would be incompatible. An all-Senior project was not considered and should be part of the project analysis. The gas transmission line is proposed for relocation and for safety reasons should include an automatic shut-off valve at the west property line.
 10. John Beck was concerned with increase to existing traffic and further impact by the proposed project, especially for cyclists.
 11. Pauline Beck feels the project has significant impact on Veronica Place and wants the traffic report to consider impacts to Veronica Place and Veronica Springs.
 12. Jim Childress, Santa Barbara Sierra Club Chair, was concerned with increase in on-street parking and traffic, destruction of full grown Eucalyptus trees and animal habitats that rely on the trees.
 13. Daniel McCarter, Friends of Arroyo Burro Creek Chair, was concerned with not seeing a habitat restoration plan that specifically address steel head trout and the western pond turtle. Written comments were also submitted.
 14. Paul Hernadi supports the project.
 15. Dennis Peterson submitted written comments on behalf of Judy Orias. Project is huge and very dense going from 5 units/acre to 18 units/acre. It will surely have an impact on the neighborhood from construction to traffic.
 16. Marc Belfortti, Tri-Counties Community Housing Association, asked that traffic be considered from the viewpoint of the access (wheel-chair) community.
 17. Gordon Forbes was concerned with traffic impacts, lack of bus transportation, and preservation of natural habitat.
 18. Daniel Higgins was concerned with the density and impact on character of the neighborhood. Supports Hillside House sustainability but not at the expense of neighborhood.
 19. JoAnn Shelton was concerned with neighborhood incompatibility and the loss of rural characteristics and impact to neighborhood with reduction of Eucalyptus trees. There are no retail amenities in close walking distance. The traffic impact report does not address Veronica Springs Road or impact by Cottage Hospital development.
 20. Mickey Flacks, Santa Barbara County Housing Authority Commissioner, and SBCAN, said that the traffic study did not deduct trips from Hillside House employees. Recalls that Hillside House was there before 'neighborhood' was developed. The project is within the county and could remain under their jurisdiction and be built consistent with the County zoning requirements.

21. Frank Arredondo, Chumash Native American Heritage, spoke on the Cultural Resources section, and stated that the bike path was not described in the archeological report and therefore it is unknown if constructing the bike path will impact a cultural resource. The archeological reports for the project were not forwarded to UCSB. Burials were found years ago on a parcel adjacent to the project site, which may indicate that a village is nearby. Requested that the archeological report be updated to include this information.
22. Curt Lauber, Hillside House Development Director, supports the project and asked that opinions be expressed with fact rather than emotion. There is no other option for Hillside House, short of the neighborhood giving Hillside House \$6-8 Million (for endowment and value of property) with a design to be approved by the Hillside House Regional Center.
23. Philip Salzwedel, has a son living at Hillside House, and says that the buildings were built in the 1950's and that the access community should be entitled to residency in the neighborhood, too.
24. Laurie Constable, Avalon Farms, supports the Hillside House project but is concerned that the proposed emergency access road connecting to Palermo Road would remove part of their agricultural area and would impact the livelihood of their farm.
25. Lindsay Whitworth was concerned with the safety issues related to traffic concerns that have been expressed. Las Positas and Modoc have 45-55 mph speed limits which are dangerous for the neighborhood. There are no sidewalks. Veronica Springs Road is used as a cut through and drivers use it with the same speed as Las Positas/Modoc. Concerned with speed limits and lack of sidewalks.
26. Bret Whitworth was concerned with traffic, lack of sidewalks, and inability to have two-way traffic at Hillside House. The addition of 300-500 cars does not seem feasible.
27. Cynthia Peterson said that neighbors understand the need for improvements for the Hillside House residents and are compassionate; the objection is to the project size. Concerned with the impact to parking on Veronica Springs Road.

With no one else wishing to speak, the public hearing was closed at 3:28 P.M.

Chair Lodge called for a recess at 3:28 P.M. and resumed the meeting at 3:39 P.M.

Commissioners Jacobs and Jordan returned to the dais at 3:43 P.M.

The Commissioners made the following comments:

1. Commissioner Larson suggested that park be more clearly identified and asked that wildlife be documented and entered into the EIR. Suggested that this project be analyzed with other current institutions such as Valle Verde Retirement Community and Vista Del Monte Community. Would like to see Cultural Resources section review the potential for a Native American village.

2. Commissioner Jordan would like to see some assurance of future use as the project is presented or acknowledgement if unable to be provided. Would like to see some information on the surrounding neighborhoods, not just zoning allowed, but what is actually on neighboring lots, including units per acre to show neighborhood compatibility. Would like supporting data on why integrating living structures are the best way to accomplish goals with this project. Would like to see financial viability analysis and financial reassurance: does low income housing need to be included, etc. Would like to see staff and employees parking on site and not impacting neighborhood streets.
3. Commissioner Jacobs asked that the rezoning request be reviewed referencing the rezone for medical office buildings in the residential neighborhood adjacent to the former St. Francis Hospital. Rezoning does not help a flawed business plan. Feels that this is a private venture disguised as a non-profit. Appreciates alternative #2 which is the alternatively superior project and should be more easily identified for EIR readers. If this project moves forward, neighborhood compatibility happens at Architectural Board of Review level and when the Planning Commission considers the tentative map subdivision. Encouraged continued public participation.
4. Commissioner Schwartz was not comfortable with balance of types of housing being proposed and would rather see a shift from allocation of market rate units to more affordable housing. Concerned with potential view-shed aspects. Landscape along Veronica Springs is critical to pedestrian, horse-back riding experience. Would like to see project move forward and address neighborhood concerns, perhaps smaller scaled.
5. Commissioner Larson asked that Staff look at prior proposals for this site and neighboring areas to see what was studied, what were concerns, and what worked. Annexation and relinquishment of Las Positas are needed for this project and we are still a long ways off. Needs to see a larger benefit for the neighborhood than what is being offered for overriding considerations, such as a reduced size of project, etc. A Conditional Use Permit could follow for future use of the land.
6. Commissioner Bartlett felt that input regarding traffic from the public needs to be taken into consideration. Many of the traffic issues are pre-existing and should be addressed separately. Native American Cultural Resources need to be included. Alternatives in the EIR need more specificity and more elaboration on how a project of smaller scale would appear. Concerned with sustainability and the green built checklist, noting that the buildings are not sited in a way that would be beneficial for solar attributes and hoped that as the project moves forward the site planning attributes provide a natural approach to sustainability.
7. Commissioner Lodge: concurs with Commissioner Jacobs comments. Recalled that the initial study had suggested that Eucalyptus grove be moved gradually over a period of years and replanted so that there would still be vegetation. Suggested a roundabout could make a difference at the intersection. Remained concerned with neighborhood compatibility and the size of the proposed project.

Scott Vincent stated that approval of the project with any significant unavoidable environmental impacts will require the Commission to make findings for an overriding consideration. The applicant has proposed a project with a use that the applicant suggests provides benefits to the public justifying the necessary finding of overriding consideration. When the Commission considers making the finding of overriding consideration, the Commission may ask the applicant for assurances that the beneficial use will continue along with the rest of the project.

V. **ADMINISTRATIVE AGENDA**

ACTUAL TIME: 4:48 P.M.

Commissioner Schwartz left the dais at 4:48 P.M.

A. Committee and Liaison Reports.

1. Staff Hearing Officer Liaison Report

Commissioner Larson reported on the Staff Hearing Officer meeting held on November 2, 2011.

2. Other Committee and Liaison Reports

- a. Commissioner Larson reported being contacted by members of the public asking that the city review the St. Anthony's Seminary project for compliance with conditions of approval/building permits.
- b. Commissioner Jacobs reported on the Parks and Recreation Commission meeting of October 26, 2011.
- c. Commissioner Lodge asked that Staff relay to the Airport Staff the public's concerns over the aesthetic appearance of the new generator and the possibility of reviewing options for having it blend in more with the new airport.
- d. Commissioner Larson reported on the Historic Resources Element Committee.
- e. Commissioner Lodge announced that it was First Thursday and invited the public to the art events were taking place in the Downtown corridor.

VI. ADJOURNMENT

Chair Lodge adjourned the meeting at 4:53 P.M.

Submitted by,



Julie Rodriguez, Planning Commission Secretary