



City of Santa Barbara Planning Division

PLANNING COMMISSION MINUTES

November 20, 2014

CALL TO ORDER:

Chair Schwartz called the meeting to order at 1:04 P.M.

I. ROLL CALL

Chair Deborah L. Schwartz, Vice Chair Addison Thompson, Commissioners John P. Campanella, Mike Jordan, Sheila Lodge, and June Pujo.

Absent: Commissioner Bruce Bartlett

STAFF PRESENT:

Renee Brooke, Senior Planner
N. Scott Vincent, Assistant City Attorney
Irene Macias, Library Director
Marck Aguilar, Project Planner
Steve Foley, Supervising Transportation 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 November 6, 2014

MOTION: Thompson/Lodge

Approve the minutes.

This motion carried by the following vote:

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

2. PC Reso No. 027-14
511 Brosian Way

MOTION: Lodge/Thompson

Approve the resolution.

This motion carried by the following vote:

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

3. PC Reso No. 028-14
Recommendation to City Council on a Proposed Amendment to the HRC Zone Related to Residential Use in the HRC-2 Zone.

MOTION: Lodge/Thompson

Approve the resolution.

This motion carried by the following vote:

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

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

1. None.

- C. Announcements and appeals.

Ms. Brooke made the following announcements:

1. The Planning Commission's decision on 511 Brosian Way has been appealed to City Council. There is no date set at this time.
2. Principal Planner John Ledbetter has announced his retirement for December 18, 2014. He has served the City since 1998.
3. City Planner Bettie Weiss has announced her retirement for March 2015. She has served the City since 1984.

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

Chair Schwartz opened the public hearing at 1:09 P.M. and, with no one wishing to speak, closed the hearing.

III. NEW ITEM:

ACTUAL TIME: 1:09 P.M.

APPLICATION OF TRISH ALLEN, AGENT FOR SANTA BARBARA MUSEUM OF ART, 1130 STATE STREET, APN 039-232-020 AND -021, C-2 (COMMERCIAL) ZONE, GENERAL PLAN DESIGNATION: INSTITUTIONAL (MST2013-00237)

The proposed project involves a 7,944 net new square-foot addition, primarily within the existing building footprint, and renovation of the existing two- and three-story Santa Barbara Museum of Art building. Also proposed is a new, approximately 1,420 unenclosed square-foot public rooftop pavilion creating a fourth floor, garden and terrace area with associated access elevator and stairway, new roof structure, replacement of rooftop mechanical systems, seismic retrofit of existing masonry walls, a new art receiving facility adding 320 square feet to the building footprint, and landscape and hardscape improvements. Miscellaneous site structure demolition will occur to support

implementation of the proposed design. Two coast live oak trees are proposed for removal with replacement of one oak tree on-site and two oak trees off-site at the Santa Barbara County Bowl property. A new electrical power transformer would be located on the nearby City Public Parking Lot No. 7 property. The 7,944 square feet of net new floor area will result in a total of 72,455 net square feet of development on the site, built over two separate lots. Construction staging would occur on-site and on a portion of the adjacent City Central Library grounds.

The building is on the City's List of Potential Historic Resources: "Santa Barbara Museum of Art." City Council deemed this a Community Benefit Project, granting 8,990 square feet of nonresidential floor area under that category in 2013.

The discretionary application required for this project is a Development Plan to allow the construction of 7,994 square feet of nonresidential development (SBMC Chapter 28.85). The Planning Commission must also consider required findings for a Community Benefit Project to allow a portion of the building addition to exceed 45 feet in height (SBMC §28.66.050.B).

The project requires an environmental finding pursuant to California Environmental Quality Act Guidelines Section 15183.

Case Planner: Marck Aguilar, Project Planner

Email: MAguilar@SantaBarbaraCA.gov

Phone: (805) 564-5470, ext. 5399

Marck Aguilar, Project Planner, gave the Staff presentation. Steve Foley, Supervising Transportation Planner; Stacey Wilson, Associate Transportation Planner, and Irene Macias, Library Director, were available to answer any of the Commission's questions.

Trish Allen, Suzanne Elledge Planning and Permitting Services, gave the Applicant presentation joined by Larry Feinberg, Santa Barbara Museum of Art Director; Robert Kupiec, Kupiec Architects PC; and Derek Rapp, Stantec (formerly Penfield and Smith).

Barry Winick, Vice-Chair, Historic Landmarks Commission (HLC), was impressed with the large number of stakeholders involved in the project and the progress made in satisfying the stake holders. The HLC has seen and recommended this project twice to Planning Commission with the second time being better because the project had evolved much more. HLC appreciated that the curved wall design at the northwest corner of the main lot would be maintained and also incorporated into the north and south ends of the east elevation facing the library plaza. HLC also approved of the efforts that went into the Art Receiving Facility. Mr. Winick appreciated the adaptive reuse of the building and asked for a solution to keep the bus stop in its current location and allow on-street loading to take place in front of the loading dock.

Chair Schwartz opened the public hearing at 2:16 P.M.

The following people spoke in support of the project:

1. J. Paul Longanbach

2. Bob Marshall, Santa Barbara Museum of Art Board Member
3. Joan Davidson, Santa Barbara Museum of Art Trustee
4. Ginny Brush, Santa Barbara Arts Commission
5. Kellam de Forest was supportive, but concerned about building height, and the removal of the two California Live Oak trees.

With no one else wishing to speak, the public hearing was closed at 2:25 P.M.

Chair Schwartz called for a recess at 3:57 P.M. and reconvened the meeting at 4:13 P.M.

Commissioner Jordan left the dais at 4:27 P.M.

MOTION: Thompson/Lodge

Assigned Resolution No. 029-14

Approve the project, making the CEQA Environmental Determination, Development Plan, and Building Height findings as outlined in the Staff Report, dated November 13, 2014, with the following revision:

1. Revise Finding C.1. (Building Height) to read as follows:
The applicant has adequately demonstrated a need for the project to exceed 45 feet in building height that is related to the project's benefit to the community.

The new pavilion on the roof would support the continuing operation of the Santa Barbara Museum of Art, a City Council designated Community Benefit Project;

and subject to the Conditions of Approval in Exhibit A of the Staff Report with the following revision to the Conditions of Approval:

1. Amend Condition B.2., Landscape Plan Compliance, to include "A landscaping plan for the library side of the project along the paseo would be completed and installed prior to occupancy."
2. Amend Condition C.1, Tree Removal and Replacement, to include "If the replacement 60-inch box tree is not successfully established within the first five years, the tree monitoring period shall be extended, or the tree shall be replaced."
3. Amend Condition D.1.b., Public Improvements, to replace the words "and mast arm or combination thereof" with "and mid-block crossing traffic control system." Following that statement, a new sentence shall be added to read, "The Planning Commission requests that the Traffic Engineer exhaust all design opportunities prior to implementing a mast arm design."

This motion carried by the following vote:

Ayes: 5 Noes: 0 Abstain: 0 Absent: 1 (Bartlett, Jordan)

Recommendations to the Historic Landmarks Commission:

1. Some Commissioners would like to see more creativity in design of the bus stop and amenities that may include more public art, and not solely a mosaic design and design integration to the paseo.
2. Commissioners asked that the HLC give special attention to the screening of the electrical transformer.

Chair Schwartz announced the ten calendar day appeal period.

IV. ADMINISTRATIVE AGENDA

ACTUAL TIME: 5:34 P.M.

Administration agenda tabled for next meeting.

E. Committee and Liaison Reports

1. Staff Hearing Officer Liaison Report

None was given.

- a. Commissioner Lodge reported on progress being made to minimize the City's current sixteen designs of trash containers to six.

3. Report from the Chair

- a. Chair Schwartz reported that the next Meeting will be December 11, 2201.

V. ADJOURNMENT

Chair Schwartz adjourned the meeting at 5:36 P.M.

Submitted by,



Julie Rodriguez, Planning Commission Secretary