



City of Santa Barbara Planning Division

PLANNING COMMISSION MINUTES

January 8, 2015

CALL TO ORDER:

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

I. ROLL CALL

Chair Deborah L. Schwartz, Vice-Chair Addison Thompson, Commissioners John Campanella, Jay D. Higgins, Mike Jordan, Sheila Lodge, and June Pujo.

STAFF PRESENT:

Renee Brooke, Senior Planner
N. Scott Vincent, Assistant City Attorney
Dan Gullett, Project Planner
Gabriela Feliciano, Commission Secretary -- Recorder

II. PRELIMINARY MATTERS:

A. Nominations and election of Chair and Vice-Chair.

MOTION: Lodge/Jordan

Nomination of Addison Thompson as Chair.

This motion carried by the following vote:

Ayes: 7 Noes: 0 Abstain: 0 Absent: 0

MOTION: Pujo/Jordan

Nomination of John Campanella as Vice-Chair

This motion carried by the following vote:

Ayes: 7 Noes: 0 Abstain: 0 Absent: 0

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

1. Draft Minutes of Special Joint City/County Planning Commission Hearing December 10, 2014
2. PC Resolution 030-14
Recommendations to City Council on Mission Park to Mission Canyon Multimodal Improvements Plan

MOTION: Lodge/Schwartz

Approve the minutes and resolution as corrected.

This motion carried by the following vote:

Ayes: 5 Noes: 0 Abstain: 2 (Higgins, Jordan) Absent: 0

3. Draft Minutes of December 18, 2014

MOTION: Jordan/Schwartz

Approve the minutes.

This motion carried by the following vote:

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

4. PC Resolution 031-14
302 Coleman Avenue

MOTION: Jordan/Campanella

Approve the resolution.

This motion carried by the following vote:

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

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

None.

- D. Announcements and appeals.

Ms. Brooke announced the appeals of Planning Commission and Single Family Design Board's decisions regarding 511 Brosian Way that will be heard at City Council January 27, 2015.

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

Chair Thompson opened the public hearing at 1:12 P.M.

Patty Haddad, local resident, commented on a cell site installed at 710 Miramonte Drive years ago without her property at 702 Miramonte Drive being notified. Last year another antenna was added and now she has noise and health concerns with a third that is being installed in her neighborhood. Staff will follow up with Ms. Haddad.

With no one else wishing to speak, the public hearing was closed at 1:17 P.M.

ACTUAL TIME: 1:17 P.M.

III. RECOMMENDATION TO CITY COUNCIL:

BATH STREET POCKET PARK

The purpose of the hearing is for the Planning Commission to consider recommending to City Council designation of the Bath Street Pocket Park as a neighborhood park, as defined in Santa Barbara Municipal Code Section 28.37.030, upon transfer of the properties that comprise the park from the Successor Agency to the Redevelopment Agency to the City.

Contact: Jill Zachary, Assistant Parks and Recreation Director
Email: JZachary@SantaBarbaraCA.gov

Phone: (805) 564-5437

MOTION: Jordan/Lodge

Waive the Staff Report

This motion carried by the following vote:

Ayes: 7 Noes: 0 Abstain: 0 Absent: 0

Jill Zachary, Assistant Parks and Recreation Director, was present to answer questions.

MOTION: Jordan/Pujo

Assigned Resolution No. 001-15

Recommended that the City Council designate the Bath Street Pocket Park as a neighborhood park, as defined in SBMC Section 28.37.030, upon transfer of the properties that comprise the park from the Successor Agency to the Redevelopment Agency to the City.

This motion carried by the following vote:

Ayes: 7 Noes: 0 Abstain: 0 Absent: 0

ACTUAL TIME: 1:21 P.M.

IV. NEW ITEM:

APPLICATION OF SUZANNE ELLEDGE PLANNING & PERMITTING SERVICES FOR THE SANTA BARBARA MUSEUM OF NATURAL HISTORY, 2559 PUESTA DEL SOL, APNS 023-271-003 & -004; 023-250-039, -056, -066 & -068, COUNTY ZONING: 20-R-1 (SINGLE FAMILY RESIDENTIAL, 20,000 SF MIN. LOT SIZE), CITY ZONING: E-1 (ONE FAMILY RESIDENCE), COUNTY GENERAL PLAN DESIGNATION: RES 1.8 (RESIDENTIAL, 1.8 DWELLING UNITS/ACRE) CITY GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MAX. DENSITY 3 DWELLING UNITS/ACRE) (MST2014-00116)

The proposed Master Plan for the Santa Barbara Museum of Natural History (Museum) anticipates the following improvements over the next 10-15 years: improved pedestrian

accessibility and Americans with Disabilities Act (ADA) improvements; renovations to the Marine/Paleontology/Geology Exhibit Hall and restrooms resulting in a net decrease of 194 square feet; replacement of the butterfly exhibit; rehabilitation of Gould Hall; conversion of the 475 square-foot MacVeagh Cottage from residential use to educational non-residential use; relocation of trash and recycling; new fencing; new screening wall along the northeasterly portion of the parking lot; as-built improvements and enhancements to existing outdoor activity areas; native habitat restoration; landscape improvements, including removal of approximately 2,800 square feet of existing asphalt; mechanical equipment upgrades; and interior repairs to existing buildings. The Master Plan results in a net increase in accessible Museum parking spaces (from 6 to 7), a net loss of Museum parking spaces overall (from 156 to 155), and an addition of four bicycle spaces (from 18 to 22).

The proposal includes Annexation of three Museum-owned parcels to the City: APNs 023-250-039; -066; and -068, totaling approximately five acres (hereinafter referred to as the Western Parcels). Existing development on the Western Parcels includes a single family residence. The Museum proposes to maintain the existing uses of the Western Parcels which consist of the use of the single family residence, passive recreation, and Museum educational activities. New improvements in the largely undeveloped Western Parcels include an enhanced bioswale with an associated boardwalk and overlook, and restoration of the woodland area including replacement of non-native plants with native plants.

In addition to Annexation of the three Museum-owned parcels, staff requests that the Planning Commission recommend annexation of two additional privately-owned parcels, adjacent to the Museum property, located at 609 Mission Canyon Road (APNs 023-271-005 and -006) and the Mission Canyon Road right-of-way between the current City boundary up to and including the intersection of Mission Canyon Road and Puesta del Sol. Staff recommends a General Plan Designation of Low Density Residential (Maximum Density: Three Dwelling Units per Acre) and a Zoning Designation of E-1 (One-Family Residence Zone) for all parcels considered for annexation.

Actions requiring a recommendation by the Planning Commission to the City Council, and subsequent approval by the City Council and the Local Agency Formation Commission (LAFCO):

- A. Reorganization of the properties known as APNs 023-250-039; -066; and -068, and APNs 023-271-005 and -006, and a portion of the Mission Canyon Road right-of way including Annexation to the City of Santa Barbara and Detachment from the Santa Barbara County Fire Protection District, County Service Area 12, and the Mission Canyon Lighting District.
- B. A General Plan Amendment to designate the properties to be annexed as Low Density Residential (Maximum Density: Three Dwelling Units per Acre) upon annexation.
- C. A Zoning Map Amendment to zone the properties to be annexed as E-1 (One-Family Residence Zone) upon annexation.

Actions by the Planning Commission:

- D. A Conditional Use Permit Amendment to allow for the proposed changes to the Museum (SBMC §28.94.030).
- E. A Parking Modification to provide less than the required number of onsite parking spaces (SBMC §28.92.110).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Sections 15301 (Existing Facilities), 15302 (Replacement or Reconstruction), 15303 (New Construction or Conversion of Small Structures), 15305 (Minor Alterations in Land Use Limitations), 15307 (Actions by Regulatory Agencies for Protection of Natural Resources), and 15319 (Annexations of Existing Facilities and Lots or Exempt Facilities).

Case Planner: Dan Gullett, Project Planner
Email: DGullett@SantaBarbaraCA.gov Phone: (805) 564-5470, ext. 4550

Dan Gullett, Project Planner, gave the Staff presentation. Joe Poire, Santa Barbara Fire Prevention Division Chief; Ann Marx, City of Santa Barbara Fire Inspector; and Ryan DiGuilio, City of Santa Barbara Fire Inspector, were present to answer any of the Commission's questions.

Suzanne Elledge, Suzanne Elledge Planning and Permitting Services, introduced the Applicant team of Luke Swetland, SBMNH President/CEO; Gary Robinson, SBMNH Director of Facilities; Barbara Barker, SBMNH Project Manager; Peter Brown, Attorney; Mike Huff, Dudek Fire Consultant; Jonathan Leech, Dudek Noise Consultant; and Dr. Pamela Post and Tim Hazeltine, Historical Consultants; Scott Schell, Traffic Engineer. Also present was the design team of Walter Schacht, Architect, Schacht Aslani Architects; Susan Van Atta, Landscape Architect, Van Atta Associates; Vern Williams, Civil Engineer; and Mark de la Garza, Biologist. Mr. Swetland and Ms. Elledge gave the Applicant presentation.

Chair Thompson called for recess at 2:52 P.M. and reconvened the meeting at 3:09 P.M.

EX PARTE COMMUNICATION:

Commissioner Schwartz disclosed an ex parte communication with Mr. Swetland and Ms Elledge regarding items included in the Staff Report.

Commissioner Pujo disclosed an ex parte communication with Jana Zimmer, project adjacent neighbor. Discussion included information contained in Ms. Zimmer's written comments submitted.

Chair Thompson opened the public hearing at 3:10 P.M.

The following people spoke in support of the project:

1. John Kay, neighbor, Mission Heritage Trail Association.
2. Greg Gorga, Santa Barbara Maritime Museum, also submitted written comments.
3. Barbara Lindemann, Mission Canyon Association Board President, also submitted written comments.
4. Gwen Stauffer, Executive Director of Ganna Walska Lotusland, submitted written comments.
5. Tom Jacobs, local architect and former Mission Canyon Association member.
6. John Markham, SBMNH Board of Trustees, submitted written comments.
7. Barbara Kinnear, SBMNH Board of Trustees.
8. Richard Payatt, neighbor.
9. John Obrien, local resident.
10. Chris Knowlton, SBMNH Board of Trustees, submitted written comments.
11. Elizabeth Fowler, SBMNH Board of Trustees Chair.
12. Steve Metsch, local architect, was in support but shared concern with the proposed sidewalk on the south side of Puesta del Sol, and the removal of two landmark trees in the pathway. Asked that the sidewalk be considered when the Mission Canyon Multi-Modal Improvement Plan is complete.
13. Virginia Sloan, SBMNH Honorary Trustee, submitted written comments.
14. Janet Sands, SBMNH Trustee, submitted written comments.
15. Arielle Moorman, neighbor
16. Carole Danery, neighbor.
17. Dennis Power, local resident and former SBMNH director, submitted written comments.
18. Dennis Allen, SBMNH Board of Trustees.
19. Tom Parker, Hutton Parker Foundation President.
20. Palmer Jackson, SBMNH Board of Trustees and Ann Jackson Foundation Trust.
21. John Jostes, local resident.
22. Krissie Cook, local resident.
23. Kevin Snoul, Mission Canyon Association member, was in support but shared a concern with the proposed public address (PA) system.

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

1. Lauren Carey, neighbor, submitted written comments regarding the PA system and the relocation of trash bins. Asked for support of the proposed sound wall and asked that the CUP include a condition that the sound wall be constructed prior to permit approval.
2. Richard Solomon, neighbor, submitted written comments concurring with Ms. Carey's comments.

Chair Thompson announced that the following members of the public submitted requests to speak but were unable to remain at the hearing:

1. Fred Sweeney – Support.
2. Peter Schuyler – Support.
3. Don Olson – Support.
4. Gene Hill – No position stated.
5. Hebe Bartz – Support and submitted written comments.

With no one else wishing to speak, the public hearing was closed at 4:01 P.M.

STRAW VOTE:

How many Commissioners find the revised language appropriate in Conditions of Approval, Section C.2.d.(4), as written and presented by staff at the hearing?

Ayes: 5 Noes: 2 (Pujo, Schwartz) Abstain: 0 Absent: 0

MOTION: Lodge/Jordan

Assigned Resolution No. 002-15

Recommendation to City Council for approval of the A) Annexation, and related B) General Plan Amendment, and C) Zoning Map Amendment, as outlined in the Staff Report, dated December 23, 2014.

This motion carried by the following vote:

Ayes: 7 Noes: 0 Abstain: 0 Absent: 0

MOTION: Lodge/Jordan

Assigned Resolution No. 002-15

Approved the project, making the findings for the Parking Modification, as outlined in the Staff Report, dated December 23, 2014, subject to the Conditions of Approval revised by the Commission on January 8, 2015.

This motion carried by the following vote:

Ayes: 7 Noes: 0 Abstain: 0 Absent: 0

MOTION: Lodge/Campanella

Assigned Resolution No. 002-15

Approved the project, making the findings for the Conditional Use Permit, as outlined in the Staff Report, dated December 23, 2014, subject to the Conditions of Approval revised by the Commission on January 8, 2015.

This motion carried by the following vote:

Ayes: 7 Noes: 0 Abstain: 0 Absent: 0

Chair Thompson announced the ten calendar day appeal period.

V. **ADMINISTRATIVE AGENDA**

ACTUAL TIME: 6:58 P.M.

- A. Committee and Liaison Reports
 - 1. Staff Hearing Officer Liaison Report
None was given.

2. Other Committee and Liaison Reports

None were given.

B. Approval of 2015 Primary and Alternate Liaisons to City Boards and Commissions made in B.1. of this Agenda

Airport Commission

Addison Thompson – Primary

Jay Higgins – Alternate

Architectural Board of Review

John Campanella – Primary

Sheila Lodge – Alternate

Citywide Way-find Signage Program Committee

Jay Higgins - Primary

Michael Jordan – Alternate

Creeks Restoration & Water Quality Improvement

Program Citizen Advisory Committee

June Pujo – Primary

Mike Jordan – Alternate

Downtown Parking Committee

John Campanella – Primary

Jay Higgins – Alternate

Harbor Commission

June Pujo - Primary

Sheila Lodge – Alternate

Highway 101 Improvements Design Subcommittee

Deborah L. Schwartz- Primary

Addison Thompson - Primary

June Pujo – Alternate

Historic Landmarks Commission

Sheila Lodge – Primary

Addison Thompson – Alternate

Local Coastal Plan (LCP) Subcommittee

June Pujo – Primary

Deborah L. Schwartz- Primary

Addison Thompson – Primary

Sheila Lodge – Alternate

Parks and Recreation Commission

Jay Higgins – Primary
Michael Jordan – Alternate

Single Family Design Board

Addison Thompson – Primary
Michael Jordan – Alternate

Staff Hearing Officer/ Modification Liaison

Michael Jordan - Primary
Jay Higgins – Alternate

Sustainability Council Committee

John Campanella – Primary
June Pujo – Alternate

Transportation and Circulation Committee

Michael Jordan – Primary
June Pujo – Alternate

Water Commission

Deborah L. Schwartz - Primary
Sheila Lodge – Alternate

New Zoning Ordinance (NZO) Subcommittee

John Campanella – Primary
Michael Jordan – Primary
Sheila Lodge – Primary
June Pujo – Alternate

MOTION: Jordan/Lodge

Approved the 2015 Planning Commission Liaisons to Boards and Commissions

This motion carried by the following vote:

Ayes: 7 Noes: 0 Abstain: 0 Absent: 0

VI. ADJOURNMENT

Chair Thompson adjourned the meeting at 6:59 P.M.

Submitted by,



Julie Rodriguez, Planning Commission Secretary

