



# City of Santa Barbara Planning Division

## PLANNING COMMISSION MINUTES

November 10, 2016

### CALL TO ORDER:

Chair Campanella called the meeting to order at 1:03 P.M.

### **I. ROLL CALL**

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

Absent: Commissioner Jay D. Higgins

### **STAFF PRESENT:**

Beatriz Gularte, Senior Planner

Allison De Busk, Acting Senior Planner

N. Scott Vincent, Assistant City Attorney

Steven Greer, Project Planner/Environmental Analyst

Allison De Busk, Project Planner

Jessica W. Grant, Project Planner

Julie Rodriguez, Planning Commission Secretary

### **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 Campanella opened the public hearing at 1:03 P.M. and, with no one wishing to speak, closed the hearing.

III. NEW ITEMS:

ACTUAL TIME: 1:04 P.M.

A. APPLICATION OF MIKE RAMSEY, PLANNING MANAGER FOR SANTA BARBARA AUTO GROUP, 402 S. HOPE AVENUE, APN 051-240-017, E-3 (ONE-FAMILY RESIDENCE)/P-D (PLANNED DEVELOPMENT) /SD-2 (UPPER STATE STREET AREA SPECIAL DISTRICT) ZONES, GENERAL PLAN LAND USE DESIGNATION: COMMERCIAL/MEDIUM HIGH RESIDENTIAL (15-27 DWELLING UNITS PER ACRE (MST2015-00603)

The proposed project consists of adding 3,584 square feet to the existing BMW showroom and 673 square feet to the Audi showroom for a total of 4,257 net new square feet. The site is currently operated by Santa Barbara Auto Group as a 41,607 net square-foot Mercedes/BMW/Audi automobile dealership, including showrooms, service areas, offices and parking. The purpose of these additions is to comply with new corporate specifications from the respective automobile manufacturers. An interior and exterior remodel, minor landscaping, improved driveway aprons, bike parking, and site improvements to comply with the City's Storm Water Management Program are also proposed. The addition would increase the parking requirement from 218 to 235 spaces. The development currently has 289 parking spaces available. The City Council approved a Community Benefit allocation of nonresidential floor area for the project on January 12, 2016.

The discretionary applications required for this project are:

1. A Development Plan to allow the construction of 4,447 square feet of new nonresidential floor area (SBMC §28.85.030); and
2. A Development Plan to allow construction in the P-D, Planned Development Zone (SBMC §28.39.130).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15183.

Contact: Jessica W. Grant, Project Planner

Email: JGrant@SantaBarbaraCA.gov Phone: (805) 564-5470, extension 4550

Jessica W. Grant, Project Planner, gave the staff presentation.

Mike Ramsey, Applicant, and Dwayne Sanders, Santa Barbara Auto Group, were available to answer any of the Planning Commission's questions.

Chair Campanella opened the public comment at 1:19 P.M., and with no one wishing to speak closed public comment.

**MOTION: Schwartz/Pujo**

**Assigned Resolution No. 031-16**

Approved the project, making the findings for Environmental Review, Development Plan and P-D Development Plan as outlined in the Staff Report, dated November 3, 2016, 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.3. to replace all turf with drought tolerant landscaping.

This motion carried by the following vote:

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

Chair Campanella announced the ten calendar day appeal period.

**ACTUAL TIME: 1:58 P.M.**

**B. APPLICATION OF LAUREL PEREZ, SUZANNE ELLEDGE PLANNING AND PERMITTING SERVICES, AGENT FOR SANTA BARBARA RESCUE MISSION, 535 E. YANONALI STREET, APN 017-540-004, OM-1/SD-3 (OCEAN-ORIENTED LIGHT MANUFACTURING / COASTAL OVERLAY) ZONES, GENERAL PLAN DESIGNATION: INSTITUTIONAL, LOCAL COASTAL PROGRAM LAND USE PLAN DESIGNATION: OCEAN ORIENTED INDUSTRIAL (MST2016-00410)**

The proposed project consists of a reduction in vehicle parking from 34 spaces to 19 spaces for the Santa Barbara Rescue Mission located at 535 E. Yanonali Street due to the elimination of previously approved off-site parking located at 525 E. Yanonali Street. Also included in the project would be the addition of 50 bicycle parking spaces at the project site. The Rescue Mission provides food, shelter, and other services to Santa Barbara's homeless population. The operation of the Rescue Mission is not proposed to change as part of the project, and there would be no physical changes to the site other than the addition of bicycle parking.

The discretionary applications required for this project are:

1. A Modification to allow fewer than the required number of parking spaces (SBMC §28.92.110.A.1);
2. An Amendment to the Coastal Development Permit Amendment to allow the proposed reduction in parking for the Rescue Mission in the Appealable Jurisdiction of the City's Coastal Zone (SBMC §28.44.240); and
3. An Amendment to the Conditional Use Permit Amendment to allow the proposed reduction in parking for the existing Rescue Mission, a quasi-public facility (SBMC §28.94.030.W).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act

Guidelines Section 15301 (Existing Facilities) and 15305 (Minor Alteration in Land Use Limitations).

Contact: Allison De Busk, Project Planner

Email: ADeBusk@SantaBarbaraCA.gov Phone: (805) 564-5470, extension 4552

Allison De Busk, Project Planner, gave the staff presentation.

Rolf Geyling, Santa Barbara Rescue Mission President, introduced his staff and Laurel Perez, SEPPS, who all were available to answer any of the Commission's questions.

Chair Campanella opened the public hearing at 2:08 P.M.

Rob Fredericks spoke favorably of the Santa Barbara Rescue Mission and encouraged the Commission's support.

Chair Campanella and staff acknowledged receipt of public comment letters from Karl Willig, Santa Barbara Rescue Mission Board Chair; Sharon Donohoe, PhD, COO Turbine Technology Partners, LLC; Jonathan Ludwick, Calvary Chapel of Santa Barbara; and Michael Holliday, DMHA.

With no one else wishing to speak, the public hearing was closed at 2:11 P.M.

**MOTION: Lodge/Schwartz** **Assigned Resolution No. 032-16**  
Approved the project, making the findings for the Parking Modification, Coastal Development Permit Amendment, and Conditional Use Permit Amendment, as outlined in the Staff Report, dated November 3, 2016, subject to the Conditions of Approval in Exhibit A of the Staff Report.

This motion carried by the following vote:

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

Chair Campanella announced the ten calendar day appeal period.

**\*\* THE COMMISSION RECESSED FROM 2:16 P.M. TO 2:33 P.M. \*\***

**ACTUAL TIME: 2:33 P.M.**

**C. APPLICATION OF CITY OF SANTA BARBARA PUBLIC WORKS DEPARTMENT FOR EL ESTERO DRAIN HABITAT RESTORATION PROJECT, 520 E. YANONALI STREET, APN 017-113-019 OM-1 / SD-3 (OCEAN-ORIENTED LIGHT MANUFACTURING / COASTAL OVERLAY) ZONES, GENERAL PLAN DESIGNATION: INSTITUTIONAL, LOCAL COASTAL PLAN DESIGNATION: MAJOR PUBLIC AND INSTITUTIONAL (MST2013-00433)**

The purpose of this discussion item is to inform the Planning Commission of proposed changes to the Laguna Creek El Estero Drain Restoration Project, approved by the Planning Commission on July 6, 2000, within the context of a request to the City for a Substantial Conformance Determination (SCD). The Planning Commission approved the project to complete a habitat restoration project on a City owned property adjacent to the El Estero Wastewater Treatment Plant (EEWTP). The project addressed unpermitted grading and vegetation removal undertaken by the Public Works Department on the property. The discretionary applications included a Coastal Development Permit approved by the Planning Commission and Design Review approved by the Architectural Board of Review.

The approval included restoration of the impacted wetland within the El Estero Drain at a 4:1 ratio (approximately 10,400 square feet), as well as enhancements to the remainder of the 1.19 acre parcel to create additional riparian and upland habitat suitable for the Pacific pond turtle. Project components included realignment of the original drainage; widening and deepening of drainage in relation to original configuration; installation of culvert and ramp at Laguna Channel to facilitate turtle passage; creation of a minimum of three turtle basking areas with appropriate boulder features; a meandering path for EEWTP visitors; installation of a five foot high chain link fencing along westerly, easterly, and southerly property boundaries; installation of a three foot high post and rail fence along northerly boundary.

Proposed changes include:

1. Install a minimum five foot high fence (chain link or wrought iron) along northerly boundary instead of three foot wood fence.
2. Exclude construction of meandering foot path within project area.
3. Deepening of westerly basking area by one to three feet instead of deepening entire channel one to two feet.
4. Installation of permeable pavers for access road surface instead of decomposed granite.
5. Implementation of Remedial Action Plan to address unforeseen soil contamination on site.

Environmental review was conducted for the project in compliance with the California Environmental Quality Act (CEQA). A Mitigated Negative Declaration was adopted for the original project, finding that project environmental impacts would be less than significant with application of identified mitigation measures as conditions of project

approval to reduce short-term construction effects and long-term project effects. The current revised project remains within the scope of the adopted Mitigated Negative Declaration; all previously identified mitigation measures would continue to be applied to the project; and the current project would not result in significant impacts. Pursuant to CEQA Guidelines §15162, no further environmental review document is required.

The purpose of the discussion is to allow the Planning Commission an opportunity to review the proposed changes to the Project and provide input to the Community Development Department with regard to the SCD request. The Community Development Director will ultimately make a determination as to whether the proposed changes are in substantial conformance with the approved Project.

If the permit approval or environmental document is challenged in court, the challenger may be limited to raising only those issues raised in written correspondence delivered to the City, or in a public hearing on the project.

Contact: Steven Greer, Project Planner

Email: [SGreer@SantaBarbaraCA.gov](mailto:SGreer@SantaBarbaraCA.gov)

Phone: (805) 564-5470, extension 4558

Steven Greer, Project Planner, gave the Staff presentation.

Sara Iza, Project Manager, gave the applicant presentation, joined by Bradley Rahrer, Acting Wastewater Collection System Superintendent; and Greg McGowan, Principal Ecologist, ARCADIS.

Chair Campanella opened the public hearing at 2:49 P.M.

Don Longstreet, Santa Barbara Urban Creeks Council, spoke in support of the Substantial Conformance Determination.

With no one else wishing to speak, the public hearing was closed at 2:50 P.M.

Many Commissioners expressed that this is a favorable project.

The Planning Commission was in favor of recommending support to the Community Development Director for the Substantial Conformance Determination with the exclusion of the meandering foot path; approval of the installation of the wrought iron fence; the basking area improvements, utilization of permeable pavers; and the 8X8 non-vegetated work area.

Commissioner Jordan encouraged the addition of more treescape in the landscaping plan as long as it did not impact the Habitat Restoration Plan.

Commissioner Pujo added that she would like to see Biologist Greg McGowan attend the Architectural Board of Review (ABR) hearing when it is held to assist with any questions.

Commissioner Pujo also stated that this is a model project that meets the intent and objectives of the prior project and be found to be in substantial conformity. To take an area like this and create a restoration project is a fantastic idea.

Chair Campanella was in agreement with the Commission and expressed appreciation for the protection of the Pacific Pond turtles.

**IV. ADMINISTRATIVE AGENDA**

**ACTUAL TIME: 3:46 P.M.**

**A. Committee and Liaison Reports**

**1. Staff Hearing Officer Liaison Report**

None was given.

**2. Other Committee and Liaison Reports**

a. Commissioner Schwartz reported on the Santa Barbara Executive Round Table Forum that she attended earlier in the day.

b. Commissioner Campanella announced that the next Planning Commission meeting will be November 17, 2016.

**V. ADJOURNMENT**

Chair Campanella adjourned the meeting at 3:52 P.M.

Submitted by,

  
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Julie Rodriguez, Planning Commission Secretary

