



City of Santa Barbara

PLANNING COMMISSION

MINUTES

JULY 6, 2017

1:00 P.M.
City Hall, Council Chambers
735 Anacapa Street
SantaBarbaraCA.gov

COMMISSION MEMBERS:

Jay D. Higgins, *Chair*
Lesley Wiscomb, *Vice Chair*
John P. Campanella
Mike Jordan
Sheila Lodge
Deborah L. Schwartz
Addison Thompson

STAFF:

N. Scott Vincent, Assistant City Attorney
Beatriz Gularte, Senior Planner
Julie Rodriguez, Planning Commission Secretary

CALL TO ORDER

Chair Higgins called the meeting to order at 1:04 p.m.

I. ROLL CALL

Chair Jay D. Higgins, Vice Chair Lesley Wiscomb, Commissioners John P. Campanella, Mike Jordan, Sheila Lodge, Deborah L. Schwartz, and Addison Thompson

STAFF PRESENT

N. Scott Vincent, Assistant City Attorney
Dan Gullett, Supervising Transportation Planner
Allison De Busk, Project Planner
Jessica W. Grant, Project Planner
Megan Arciniega, Associate Planner
Julie Rodriguez, Planning Commission Secretary

II. PRELIMINARY MATTERS

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

No requests.

B. Announcements and appeals:

Planning Commissioners individually acknowledged Planning Commission Secretary Julie Rodriguez's departure, thanked her for contributions made, and wished her well in her next endeavor.

C. Review, consideration, and action on the following draft Planning Commission minutes and resolutions:

1. June 1, 2017

MOTION: Thompson/Jordan

Approve the minutes as amended.

This motion carried by the following vote:

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

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

No public comment.

III. CONSENT ITEM

ACTUAL TIME: 1:06 P.M.

RECUSALS: To avoid any actual or perceived conflict of interest, Commissioner Wiscomb recused herself from hearing this item due to living within a 500-foot proximity to the project.

APPLICATION OF STACY FAUSSET, AGENT FOR FINEGOLD FAMILY TRUST, 1903 EL CAMINO DE LA LUZ, APN 045-100-078, E-3/SD-3 SINGLE FAMILY RESIDENTIAL/COASTAL ZONE, GENERAL PLAN AND COASTAL LAND USE PLAN DESIGNATION: RESIDENTIAL, 5 UNITS PER ACRE (MST2016-00216)

The project involves improvements to a single-family property located on a bluff top lot in the City's Coastal Zone. The proposed landscape improvements include repair of an existing 233 square foot wood deck on the southern portion of the property including replacement of existing railing with clear glass; addition of a separate 96 square foot wood on-grade paving adjacent to the existing deck; removal of 390 square feet of existing stone patios around the south side of the residence and replacement with 401 square feet of concrete patios and stepping pads; relocation of a wood entry gate on the east side of the residence providing access into the yard; removal of existing plantings and replacement with new drought tolerant planting and drip irrigation in the landscaping areas surrounding the patios; and addition of a new wood sliding vehicle entry gate adjacent to the garage. One Eriobotrya tree is proposed to be removed, and two Cassia Leptophylla trees and three citrus trees are proposed to be installed. The project also includes abatement of previous zoning violations including 1) the removal of a metal shed in the setbacks, and 2) the removal of bathroom shower and replacement with tub to match original approved configuration (ZIR2014-00192).

Current drainage is through two existing drain inlets on southern portions of the site that flow into two existing 7-inch corrugated HDPE drain pipes that go down the bluff and drain to the beach. No changes to the existing drain pipes are proposed as part of the project. The site has had a historical access path down the bluff, which predates the Local Coastal Plan certification and would remain.

The discretionary application required for this project is a Coastal Development Permit (CDP2016-00011) to allow the proposed development in the Appealable Jurisdiction of the City's Coastal Zone (SBMC §28.44.060).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15303 (Small Structures), which allows accessory structures such as patios and gates, and Section 15304 (Minor Alterations to Land), which allows for landscaping on private property.

Contact: Megan Arciniega, Associate Planner
Email: MLowery@SantaBarbaraCA.gov

Phone: (805) 564-5470, ext. 7587

MOTION: Thompson/Lodge

Waive the Staff Report.

This motion carried by the following vote:

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

Public comment opened at 1:12 p.m., and as no one wished to speak, it closed.

MOTION: Thompson/Jordan

Assigned Resolution No. 011-17

Approve the project, making the findings for the Coastal Development Permit as outlined in the Staff Report dated June 29, 2017, subject to the Conditions of Approval as outlined in the Staff Report.

This motion carried by the following vote:

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

The ten calendar day appeal period was announced.

IV. CONCEPT REVIEW

ACTUAL TIME: 1:15 P.M.

APPLICATION OF DESIGNARC, AGENT FOR LAGUNA HALEY STUDIOS LLC, 401-409 EAST HALEY STREET, APNS 031-212-017 AND -018, C-M COMMERCIAL MANUFACTURING ZONE, GENERAL PLAN DESIGNATION: COMMERCIAL INDUSTRIAL/HIGH DENSITY RESIDENTIAL/PRIORITY HOUSING OVERLAY 37-63 DU/ACRE (MST2016-00508)

The project is a proposal for a new mixed-use development using the Average Unit-Size Density (AUD) Incentive Program, in the C-M, Commercial Manufacturing zone. The project will include a voluntary lot merger of Assessor's Parcels 031-212-017 and 031-212-018, which will result in one parcel of 22,500 square feet. Currently, there are two existing single-story commercial buildings and one residential duplex at 401 E. Haley Street, and one single-story, single-family residence (currently being used for commercial purposes), at 409 E. Haley. All existing residential and commercial structures totaling 5,828 square feet will be demolished. The proposal will include construction of a three-story, mixed-use building with 28 residential rental units totaling 22,006 square feet and three commercial spaces totaling 2,684 square feet of existing demolished square footage.

A ground-level parking garage with 53 parking spaces will be provided. Eleven of the spaces are off-site parking spaces for 406 E. Haley. Roof decks are proposed for the two-bedroom residential units. The residential unit mix will include 5 studios, 9 one-bedroom units, and 14 two-

bedroom units, with an average unit size of 786 square feet; an average unit size of 896 square feet is allowed if developing at the proposed density. The proposed density on this parcel will be 55 dwelling units per acre on a parcel with a General Plan Land Use Designation of Commercial Industrial with Priority Housing Overlay that allows 37-63 dwelling units per acre.

This project requires Planning Commission Conceptual Review because the combined lot size is more than 15,000 square feet and the project is being proposed under the AUD Incentive Program Priority Housing Overlay. The purpose of this hearing is for Planning Commission and the public to review the proposed project design and provide the applicant, staff, and the Architectural Board of Review (ABR) with comments on the proposed improvements, design, and General Plan consistency (SBMC §28.20.080).

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 was taken at the concept review, nor was any determination made regarding environmental review of the proposed project.**

Contact: Megan Arciniega, Associate Planner
Email: MLowery@SantaBarbaraCA.gov

Phone: (805) 564-5470, ext. 7587

Megan Arciniega, Associate Planner, gave the Staff presentation. Daniel Gullett, Supervising Transportation Planner, was available to answer questions.

Daryll & Kirsten Becker, Owners, introduced Mark Kirkhart, Architect, who gave the Applicant presentation.

Public comment opened at 1:57 p.m.

The following people spoke in support:

1. John Solontay
2. Liam Stimson
3. Maddy Jacobson
4. Michelle Bunker
5. Christopher Price

The following people spoke in opposition or with concerns:

1. Christine Neuhauser expressed concern for mass, views, and lack of neighborhood compatibility.
2. Ursula O'Neill shared photos and was concerned with views and the close proximity of the project and landscaping to her landscaping.
3. Marcia Burt was supportive but concerned with lighting, views, and parking.

Public comment closed at 2:05 p.m.

Kevin Moore, Architectural Board of Review (ABR) member, was present to answer any of the Commission's questions. Mr. Moore stated that Planning Commission discussion on compatibility would be appropriate for ABR's consideration.

Commission comments:*Is the project consistent with the goals/policies of the General Plan?*

Commissioners Thompson, Jordan, Campanella, and Schwartz agreed that the project is consistent with the policies of the General Plan, namely providing housing consistent with the Housing Element.

Commissioners Lodge, Wiscomb, and Higgins stated that the project did and did not meet the policies of the General Plan. Commissioner Lodge was concerned with the commercial aspects of the project that would create more jobs and result in the need for more employee housing. If the commercial was removed, it would eliminate 15 parking spaces and be more appropriate than having more commercial on Haley.

Commissioner Wiscomb was significantly concerned with the pedestrian and cycling experience near this project. Though the views are not considered significant public vista points in the City, look at Land Use Element policy LG.12 for enhancement of community character; people expect mountain views in Santa Barbara, especially in that area, and this building will block those views. We are trying to create walkable alternative means of transportation in Santa Barbara, which is promoted by the AUD program, yet this building interferes with the beauty of walking in Santa Barbara.

Commissioner Schwartz noted that the project optimizes multi-modal transportation in the City consistent with the Circulation Element and that the City has not yet adopted implementation strategies for Visual Resource Protection ER 29.1 and ER 29.2; as such, views are analyzed on a project by project basis. Noted that when standing in front of even single-story buildings in this area, views to the mountains are blocked.

Commissioner Higgins wondered if, when the new Zoning Ordinance is adopted and the parking standards are reduced, would the parking demand drop on this property and then the parking stackers would not be required. This could allow the project height to be dropped 6 to 8 feet and would allow for more mountain views.

Is the project size/mass/bulk/height/scale appropriate for the location and the neighborhood?

A majority of the Commission supported the size/mass/bulk/height/scale as appropriate for the location and the neighborhood given that the height could have been 45', the scale is human scale, and other nearby buildings are the same height or taller. Chair Higgins shared a dissenting opinion, stating he preferred that the offsite parking did not have to be parked there and could be brought down.

Commissioner Jordan noted that the contrast between what is there now and what is proposed to be there appears to be driving the discomfort on the size/mass/bulk, but buildings in the neighborhood that are successful are similar in size and height, and even built to the property lines. Appreciated the cutouts and the architectural design.

Some Commissioners were conditional in their support, stating that the project was too massive on the Haley Street side. Commissioner Schwartz added that there might be artistic ways to soften what may appear to be larger and bulkier than the actual square footage without necessitating a change in the height or the size.

Does the design preserve or enhance important public views or public vistas?

Commissioners Thompson, Lodge, and Wiscomb agreed that important public views were blocked from Haley and Laguna and also expressed that the term "important" was very subjective.

Commissioner Schwartz and Higgins noted that the City does not have codified scenic vistas, view corridors, or adopted standards to protect views to apply to this question. Commissioner Higgins added that it is unfortunate that we lose the public on this process when we do not have the tools to define "important."

Commissioners Campanella, Schwartz, and Jordan stated that the views along Haley and Laguna are not considered significant public vista points like a park or public gathering area. They noted that this a commercial working corridor and is not the same as other areas in our community that have been called out for special consideration in policy making and project approval in regard to views. Views from streets in this area heading towards the mountains all have some blockage, but the mountains remain visible from across the street or further up the block.

Does the project comply with the Haley-Milpas Design Guidelines?

Commissioner Thompson stated that the Haley-Milpas Guidelines are out of date, but the project seems to comply with them.

Commissioner Lodge showed visual examples of the industrial look of steel that did not fall under the Haley-Milpas Guidelines or the General Guidelines, and some contemporary single-colored projects that gave a Mediterranean feel.

Commissioners Jordan, Wiscomb, and Campanella deferred to the judgment of the Architectural Board of Review (ABR).

Commissioner Schwartz referenced the four Urban Design Districts (Hispanic/Pueblo, Boulevard, Industrial, Mixed) in the Guidelines, noting that all exist within a few blocks of Haley/Laguna and there is not just one dominant architectural style. She found that even though the Guidelines are outdated and contradictory, she could find the project compatible because of the significant diversity of architectural styles in the neighborhood.

Commissioner Higgins acknowledged that the Guidelines are outdated but does not think the design lines up with the "Pueblo Revival" style outlined in the Haley-Milpas Design Guidelines. Additionally, the ability of AUD buildings to resonate with the architectural style of the Santa Barbara area is important to the success of the AUD program.

General Commission comments:

Commissioner Thompson stated that that while the project does block views and is too massive along the Haley side, overall the loss of views is a reasonable trade-off for needed housing.

Commissioner Jordan stated the project benefits include that it may eventually become overparked in the evening, maybe even in the daytime. The project includes more outdoor living

space than was required. There were no modifications requested. It comes in under the allowable zoning for height, density, and setbacks. There are many multi-story examples in that neighborhood that are built or being built that are just as tall or taller.

Commissioner Wiscomb remained concerned about the interior setbacks and working with the neighbors to come to a mutual conclusion that works for everyone. A good neighbor policy would be important. She appreciated the ABR's work in developing the articulation of the building as it will help with the pedestrian experience. She would like to see a denser canopy on Haley Street and a lush environment with greenery and shade to make it a pedestrian-friendly place.

*** THE COMMISSION RECESSED FROM 4:26 P.M. TO 4:39 P.M. ***

V. NEW ITEM

ACTUAL TIME: 4:39 P.M.

APPLICATION OF LAURA BENARD, ARCHITECT FOR THE CEARNAL COLLECTIVE LLP, FOR BETTY JO LAURITSON TRUST, 214-226 E. DE LA GUERRA ST, APNS 031-082-002, -003, AND -004, C-2 COMMERCIAL ZONE, GENERAL PLAN DESIGNATION: COMMERCIAL/HIGH RESIDENTIAL, PRIORITY HOUSING OVERLAY (37-63 DU/ACRE) (MST2016-00447)

The project consists of a 26-unit mixed-use project to be developed on three parcels under the Average Unit-Size Density (AUD) Program. The project proposes to demolish an existing two-story, 2,464 square foot, four-unit apartment complex (226 E. De La Guerra Street), three sheds, and a surface parking lot. Site preparation would include 4,300 cubic yards of cut and 100 cubic yards of fill, and 4,200 cubic yards of export. The project proposes to construct a four-story, 18,753 square foot, mixed-use building that includes 14,004 square feet of residential area, 4,749 square feet of commercial floor area, and 10,807 square feet of partially subterranean basement area consisting of storage and 43 parking spaces, with 32 of the spaces provided in an automated parking system with stacked parking. The residential component comprises 26 AUD rental apartments with an average unit size of 525 square feet; an average unit size of 840 square feet is allowed.

The three parcels have a General Plan Land Use designation of Commercial/High Residential with Priority Housing Overlay (37-63 dwelling units per acre). The proposed density on the total of .44 acres will be 60 units per acre, as allowed by the AUD Priority Housing Overlay. The existing single family residence, which is a City Landmark known at the Louisa Ygnacio House, and duplex at 214 E. De La Guerra Street will be preserved and renovated. The existing residences are part of the 26 residential unit count. The discretionary applications required for this project are:

1. Planning Commission review of an Average Unit-Size Density Program project on a lot greater than 15,000 square feet (SBMC §28.20.080);
2. A Development Plan to allow the construction of 4,749 square feet of new nonresidential floor area (SBMC §28.85.030); and

3. Historic Landmarks Commission approval of the architectural design of the mixed-use development.

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

Contact: Jessica Grant, Project Planner
Email: JGrant@SantaBarbaraCA.gov

Phone: (805) 564-5470, ext. 4550

Jessica Grant, Project Planner, gave the Staff presentation. Daniel Gullett, Supervising Transportation Planner was available to answer questions.

Brian Cearnal, Cearnal Collective LLP, gave the Applicant presentation, and was joined by Laura Benard, Cearnal Collective LLP, and Katie Klein, Landscape Architect.

Public comment opened at 5:19 p.m., and as no one wished to speak, it closed.

MOTION: Jordan/Thompson

Assigned Resolution No. 012-17

Approve the project, making the Environmental Review Exemption and Development Plan findings for the Development Plan as outlined in the Staff Report dated June 29, 2017, subject to the Conditions of Approval as outlined in the Staff Report, with the following revision to the Conditions of Approval:

1. C.1.Tree Removal and Replacement and D.1.b De La Guerra Public Improvements (add the following): Landscaping of the public parkway up to the Santa Barbara Street corner, including the addition of 1-2 street trees, as is feasible and as the City Arborist deems appropriate.

This motion carried by the following vote:

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

The ten calendar day appeal period was announced.

Commission comments:

Commissioner Thompson found the differences of this project compared to the previous one are quite dramatic. This project is on the south side of the street and not on a corner. It does not block any mountain views, is a slope site that adds to the masking effect, and has a lot of existing trees that help mask the project. There is no impact to the "public views." More parking is provided than the previous project. It is consistent with the goals and policies of the General Plan. The size and bulk of the project are appropriate for the site and the neighborhood.

Commissioner Lodge found the project consistent with the policies of the General Plan. The size, bulk, and scale are mostly appropriate for this site. She appreciates the generous amount of space between the project and the Louisa Ygnacio House. She is concerned by the width and height where the roofline projects out fairly close to the property line and seems overwhelming, especially since it protrudes over the street. The City does not need more commercial buildings. If this were all residential and stacked parking were eliminated, it would be ideal because it is above street level and the ceiling height of the first floor could be reduced substantially, it would not seem so overwhelming, and the number of housing units could be increased.

Commissioner Jordan, concurred with Commissioners Thompson and Lodge and finds that the project is consistent with the goals and policies of the General Plan. The size, bulk, and scale are appropriate for the site. It is a great site. He appreciates how the project has been nestled down to the natural slope. This is 3-4 blocks closer to downtown and great for where housing will be located. He appreciates that the project is overparked instead of at the parking requirement.

Commissioner Wiscomb concurred with other Commissioners that the goals of the General Plan are consistent and that the size, bulk, and scale are appropriate for the site. She appreciates the parking and the care to the retention of the Oak tree. The Monterey Revival architecture fits well at the site. She encourages doing something with the existing building at the back to give a spark to the historic building. She appreciated the landscape plan provided and the inclusion of the parkway that will make for a better pedestrian experience.

Commissioner Campanella found the project consistent with the goals of the General Plan and that the size, bulk, and scale are appropriate for the site. The Monterey style blends in with nearby buildings, especially as the grade goes down. No two sites are alike, but the cost of parking should be considered and getting enough floors above the parking to make the project work from an economic standpoint. He supports the flexibility in parking options to alleviate concerns with the neighbors. He complimented the Applicant team on the preservation of the Louisa Ygnacio House. It is an example of the AUD program working with a historic structure.

Commissioner Schwartz found the project consistent with the goals and policies of the General Plan. Livability, our urban forest, and open space are priority components that must be considered, and the Applicant has done a great job. The proposed landscape plan has been helpful to make the findings today to support the size, bulk, and scale of the project. In terms of the mixed use, Santa Barbara has a long history of residential housing over business. Shop owners used to live over their shops. If we provide the right mix of commercial and residential, it will be an enhancement to the street and the neighborhood.

Commissioner Higgins found the project consistent with the goals and policies of the General Plan. He is concerned with the view from Ortega Street between Santa Barbara and Garden Streets and had hoped to see the story poles back up again. This project is closer to State Street and the Central Business District. He likes the advantage taken of the trees to hide most of the bulk. The extra parking is appropriate. He appreciates that there is not any opposition to the historic resources on the property.

MOTION: Campanella/Higgins

Support the use of stacked parking with mixed-use, higher density housing projects as a way to provide additional parking on the site and pass this information on to the design boards.

This motion carried by the following vote:

Ayes: 5 Noes: 2 (Lodge, Wiscomb) Abstain: 0 Absent: 0

VI. ADMINISTRATIVE AGENDA

ACTUAL TIME: 6:35 P.M.

A. Committee and Liaison Reports:

1. Staff Hearing Officer Liaison Report

Commissioner Jordan reported on the Staff Hearing Officer meeting of July 5, 2017.

2. Other Committee and Liaison Reports

- a. Commissioner Lodge reported on the Historic Landmarks Commission meeting of June 28, 2107.
- b. Commissioner Campanella reported on the Architectural Board of Review meeting of June 19, 2017.
- c. Commissioner Schwartz reported that she and Commissioner Wiscomb attended a meeting on sea level rise on July 3, 2017.

VII. ADJOURNMENT

Chair Higgins adjourned the meeting at 6:40 p.m.

Submitted by,



Kathleen Go, Commission Secretary