



City of Santa Barbara
PLANNING COMMISSION
MINUTES
FEBRUARY 8, 2018

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

COMMISSION MEMBERS:

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

STAFF:

N. Scott Vincent, Assistant City Attorney
Beatriz Gularte, Senior Planner
Kathleen Goo, Commission Secretary

CALL TO ORDER

Chair Wiscomb called the meeting to order at 1:00 p.m.

I. ROLL CALL

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

Absent: None

STAFF PRESENT

Hazel Johns, Airport Director
N. Scott Vincent, Assistant City Attorney
Beatriz Gularte, Senior Planner
Dan Gullett, Supervising Transportation Planner
Andrew Bermond, Project Planner
Barbara Shelton, Project Planner/Environmental Analyst
Chelsey Swanson, Associate Transportation Planner
Kathleen Goo, Commission Secretary

II. PRELIMINARY MATTERS

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

Ms. Gularte requested the following:

1. Postpone Item C, review of the January 25, 2018 Special Meeting Minutes, to the March 1, 2018 hearing.
2. Reschedule 536 Bath Street from the February 15, 2018 hearing to the March 8, 2018 hearing.

B. Announcements and appeals:

Ms. Gularte announced that the February 15, 2018 Planning Commission meeting has been cancelled.

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

1. January 25, 2018 Special Meeting Minutes – postponed to March 1, 2018

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

No public comment.

III. **NEW ITEM**

ACTUAL TIME: 1:02 P.M.

APPLICATION OF TRISH ALLEN, AGENT FOR D&G LIN, LLC, 6210-6290 HOLLISTER AVENUE (HOLLISTER AUTO PARK), APN 073-080-041, -042, -043, A-I-2/SP6-AI (AIRPORT INDUSTRIAL/AIRPORT INDUSTRIAL AREA SPECIFIC PLAN) ZONES, GENERAL PLAN DESIGNATION: AIRPORT (MST2016-00022)

The project consists of the construction of a new 40,477 net square foot automobile dealership on 6 acres of Santa Barbara Airport property. The project would include the construction of two buildings separated by a service driveway for automobile sales and service. Both buildings would be oriented with showrooms on the south side of the building (facing Hollister Avenue) with parts and service components located on the north side. The west building would be a 26-foot tall two-story building with architectural features extending to 31 feet, and the east building would be a 30-foot tall single-story building with architectural features extending to 36 feet. These two buildings would be occupied by up to six automobile brands.

The project includes 184 parking spaces and 71 inventory spaces. The project would also rely upon an existing lease of 200 parking spaces from the Airport at 200 Frederick Lopez Road for storage of inventory off-site.

The discretionary application required for this project is a Development Plan to allow the construction of 40,477 square feet of nonresidential development (SBMC Chapter 30.230), of which 22,266 square feet is net new floor area.

An Addendum to the Santa Barbara Municipal Airport Industrial/Commercial Specific Plan Final Environmental Impact Report/Assessment has been prepared for the proposed project pursuant to the California Environmental Quality Act Guidelines Section 15164 (Addendum to an EIR). The EIR Addendum was attached to the Staff Report.

Contact: Andrew Bermond, Project Planner
Email: ABermond@SantaBarbaraCA.gov

Phone: (805) 692-6032

Andrew Bermond, Project Planner, gave the Staff presentation. Barbara Shelton, Project Planner, Dan Gullett, Supervising Transportation Planner, and Chelsey Swanson, Associate Transportation Planner were available to answer questions.

Trish Allen, SEPPS, gave the Applicant presentation, and was joined by Scott A. Schell, Traffic Engineer for Associated Transportation Engineers (ATE); Robert Plant, Architect for Flex Designs; Dennis Lin, Applicant; and Michael Caccese, Project Civil Engineer for MAC Design Associates.

Public comment opened at 1:43 p.m.

Winnie Cai, Deputy City Attorney for the City of Goleta, spoke in opposition to the project and expressed that the City of Santa Barbara and Goleta staff should work together to come up with a mutual agreement regarding the impact of the proposed project on the City of Goleta. Ms. Cai pointed out items from the staff report and EIR Addendum that the City of Goleta considers inaccurate and or inadequate, explained the process has been rushed, and stated that in order to mitigate all of the issues and concerns, the City of Santa Barbara should be working with the City of Goleta, which surrounds the entirety of the proposed project, in a more organic and fluid manner. J. Ritterbeck and Robert Woodward ceded their time to Ms. Cai. Ms. Cai also submitted written correspondence.

Public comment closed at 2:02 p.m.

MOTION: Jordan/Higgins

Continue two weeks to provide the Commission time to reconsider the resubmitted information, with comments:

1. Provide additional information on the proposed transport drop-off plan.
2. Include the bus shelter in the conditions of approval.
3. Provide an improved interior space for the employee lunch room or improved area outside to serve as an employee lounge or lunch area.

Mr. Vincent suggested that the Commission consider taking a recess to give the Commission time to review the material submitted by the City of Goleta and the responses from City of Santa Barbara staff.

Ms. Gularte informed the Commission that action on this item must take place before the deadline action date of February 12, 2018, under the Permit Streamlining Act.

The motion was rescinded by Commissioner Jordan.

Straw poll: In order to give the Commission time to read through the new material submitted, how many Commissioners would be in favor of a short recess, returning at 4:15 p.m.

Ayes: 5 Noes: 2 (Schwartz, Higgins) Passed

*** THE COMMISSION RECESSED FROM 3:27 TO 4:15 P.M. ***

Ms. Cai was given the opportunity to address the Commission and discuss her perspective after reading the City of Santa Barbara staff responses to her original comment letter. Ms. Cai expressed that the responses do not cure the legal deficiencies identified by the City of Goleta,

were very vague, did not address the cost estimate concerns for the project, did not capture the intersections that were discussed in the plan or EIR, did not address the surface run-off concerns, and the response to the GHE analysis was inadequate. Ms. Cai stated that a project that has so many questions in place should not be approved and urged the Commission to take more time to understand the concepts.

Commissioner comments:

Commissioner Lodge:

- Commented that she would like the project conditioned to require the installation of solar panels as part of the project's scope instead of simply providing structures capable of sustaining solar installations.

Commissioner Jordan:

- Commented that the City of Santa Barbara and the City of Goleta have differing perspectives on policy, and any financial disagreements between the two cities will not be resolvable at the Planning Commission.
- The City of Santa Barbara does not have a policy requirement for solar installation, only language that encourages the installation of solar, and the applicant has met the letter of that language.
- There is a housing shortage not only in the City of Santa Barbara but in the entire region, and to have a title prohibition that is not linked to a state or federal prohibition on encouraging employer-sponsored housing or middle-income small units integrated into a brand new project is unfortunate.

Commissioner Thompson:

- Commented that he would not be in favor of mandating solar panels to be installed as part of the project's approval. Installation of solar panels should be a business and economic decision of the business owner.
- It makes sense, since a new building is being constructed, to put in the provisions needed for the installation of solar as it will be less expensive to implement now rather than later.

Commissioner Wiscomb:

- Clarified that the Commission is working off of the revised Conditions of Approval provided to the Commission today and dated February 8, 2018, not the original Conditions of Approval attached to the Staff Report. Revisions were made pages 1, 5, 6, and 13.
- Appreciates the Architectural Board of Review (ABR) direction to vary the architectural styles of the buildings, which makes for a much more pleasurable experience.
- Appreciates the addition of 133 new trees on the site and root control barriers for the planters.
- Commends Mr. Bermond and the Airport staff for the efforts to improve the self-efficiency of the Airport through this project, and commends staff for a very thorough report and requiring additional test pits for archaeological reviews.
- Thanks the City of Goleta for being present, appreciates Santa Barbara staff's quick response to Goleta's concerns, and hopes moving forward, the project and the City of Santa Barbara's relationship with the City of Goleta is successful.

Commissioner Higgins:

- Agreed with Commissioner Jordan and stated that the issue at hand between the City of Santa Barbara and the City of Goleta will most likely be handled outside of the Planning Commission hearing room, and it is unfortunate that the project is being attacked from a CEQA standpoint.
- Stated that the economic development aspect of the project is important, and the project should move forward, especially taking into consideration that the lot was previously occupied by the same use recently.

Commissioner Schwartz:

- Commented that the City of Santa Barbara and the City of Goleta should commit to a timeline, set of participants, and list of topics that both can work through together so that the next project that comes along does not become a litigious or highly contentious issue.

MOTION: Jordan/Thompson

Assigned Resolution No. 004-18

Approve the project, finding that the project is completed in compliance with CEQA as listed in the EIR Addendum, adopting the Mitigation Monitoring and Reporting Program (MMRP) dated January 25, 2018, and making the findings for the Development Plan to allow the construction of nonresidential development and net new floor area as outlined in the Staff Report dated February 1, 2018, subject to the Revised Conditions of Approval dated February 8, 2018, with the following additions:

1. Staff is to list the common language used for bus shelters and benches, as a requirement for a bus shelter and bench on Hollister Avenue.
2. The Design Review Board is to work with the Applicant to incorporate an outdoor lunch area, with a dozen seats, in an appropriate location.
3. Staff and the Applicant are to work together and to come to an agreeable resolution for a workable transport/drop-off plan for multi-vehicle transport carriers. If a solution is designed and kept on site, an adequate driveway with suitable clearance should be incorporated; however, if the plan must be fulfilled off-site, some type of public right-of-way or temporary zone with adequate curb striping should be provided.
4. The Planning Commission requests that the Applicant consider the installation of solar panels on the roofs of the buildings, and encourages the installation of solar panels if the Applicant finds them feasible.
5. Provide a complimentary transportation service for customers.

This motion carried by the following vote:

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

IV. ADMINISTRATIVE AGENDA

ACTUAL TIME: 5:06 P.M.

A. Committee and Liaison Reports:

1. Staff Hearing Officer Liaison Report

No report.

2. Other Committee and Liaison Reports

- a. Commissioner Campanella:
 - (1) Reported on the Historic Landmarks Commission meeting of February 7, 2018.
 - (2) Announced the Council Ordinance Committee's pending review on February 27, 2018 of the Draft ADU Ordinance ministerial guidelines and staff recommendations.
 - (3) Discussed a webinar on Senate Bill No. 35 and suggested that the Commission go to the California Department of Housing and Community Development (HCD) website and listen to the webinar, for background information, prior to staff setting up an informational meeting with the Commission.
- b. Commissioner Wiscomb reported on the Downtown Parking Committee meeting of January 31, 2018.

V. ADJOURNMENT

Chair Wiscomb adjourned the meeting at 5:12 p.m.

Submitted by,

Kathleen Goo, Commission Secretary