



City of Santa Barbara

PLANNING COMMISSION

MINUTES

DECEMBER 6, 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:

Tava Ostrenger, Assistant City Attorney
Allison De Busk, Senior Planner
Krystal M. Vaughn, Senior Commission Secretary

CALL TO ORDER

Chair Wiscomb called the meeting to order at 1:05 p.m.

I. ROLL CALL

Chair Lesley Wiscomb, Vice Chair Sheila Lodge, Commissioners John P. Campanella (until 2:20 p.m.), Jay D. Higgins, Mike Jordan, Deborah L. Schwartz, and Addison Thompson

Absent: None.

STAFF PRESENT

Tava Ostrenger, Assistant City Attorney
Allison De Busk, Senior Planner
Rob Dayton, Principal Transportation Planner
Jessica Grant, Supervising Transportation Planner
Kathleen Kennedy, Project Planner
Stephanie Swanson, Assistant Planner
Nicole Hernandez, City Historian
Krystal M. Vaughn, Senior Commission Secretary

II. PRELIMINARY MATTERS

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

Ms. De Busk announced that item III.A, status report from People Assisting the Homeless (Path), has been postponed to the December 20, 2018 Agenda.

B. Announcements and appeals:

No announcements.

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

1. November 1, 2018 Minutes

MOTION: Thompson/Schwartz

Approve the minutes of November 1, 2018 as amended.

The motion carried by the following vote:

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

2. November 8, 2018 Minutes

MOTION: Thompson/Schwartz

Approve the minutes of November 8, 2018 as amended.

The motion carried by the following vote:

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

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

No public comment.

III. **NEW ITEM**

A. ***ITEM CONTINUED TO DECEMBER 20, 2018.***

STATUS REPORT FROM PEOPLE ASSISTING THE HOMELESS (PATH), 816 CACIQUE AND 100 SOUTH QUARANTINA STREETS, APNS 017-240-021, 017-113-035 & -017-113-034, M-1 LIGHT MANUFACTURING, C2 GENERAL COMMERCE AND S-D-3 COASTAL OVERLAY ZONES, LOCAL COASTAL PLAN DESIGNATION: INDUSTRIAL (MST99-00432)

The purpose of this meeting is for People Assisting the homeless (PATH) to provide its Two-Year Progress Report on the operation of the Emergency Homeless Shelter, located at 816 Cacique Street, as required by Condition II.F of Planning Commission Resolution 008-09.

B. ACTUAL TIME: 1:08 P.M.**APPLICATION OF SUSETTE NAYLOR, AIA, ARCHITECT FOR ALMOND HOLDINGS, LLC, PROPERTY OWNER, 1325 STATE STREET, APN 039-131-017, C-G ZONE (COMMERCIAL-GENERAL), GENERAL PLAN DESIGNATION: COMMERCIAL/HIGH DENSITY RESIDENTIAL (28-36 DU/AC)/PRIORITY HOUSING OVERLAY (MST2018-00079)**

The project consists of the conversion of the existing 1,494 square foot second floor at 1325 State Street from office space to two residential units of approximately 728 square feet and approximately 766 square feet under the Average Unit-Size Density Incentive Program. No exterior or interior alterations to the existing ground floor are proposed. The only external change proposed on the second floor is to remove two awnings on the western façade (facing the paseo at the rear of the building). New rooftop equipment, including HVAC equipment and skylights, are proposed to serve the proposed residential units.

The 4,108 square foot C-G zoned lot is currently developed with a two-story commercial building. The ground floor is currently occupied by a restaurant, while the second floor is vacant, but was most recently used as office space. The second floor is accessed off the paseo at the rear of the existing building.

The discretionary applications required for this project are:

1. A Parking Modification to not provide the two required on-site parking spaces for the two residential units (SBMC §30.150.090.F and SBMC Chapter 30.250); and
2. An Open Yard Modification to provide less than the required private open yard for each of the two residential units (SBMC §30.150.090.G.2.b and SBMC Chapter 30.250).

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

Stephanie Swanson, Assistant Planner, and Rob Dayton, Principal Transportation Planner, gave the Staff presentation.

Susette Naylor, architect, gave the Applicant presentation.

Public comment opened at 1:38 p.m.

Francis Peters discussed concerns regarding the restaurant below the proposed new housing units, which burns wood. Mr. Peters explained that the burning of the wood will expose the residents above to toxic air particles.

Public comment closed at 1:41 p.m.

MOTION: Thompson/Higgins**Assigned Resolution No. 023-18**

Approve the project, making the findings for the Parking Modification and Open Yard Modification as outlined in the Staff Report dated November 26, 2018, and subject to the Conditions of Approval as outlined in the Staff Report.

The motion carried by the following vote:

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

The ten calendar day appeal period was announced.

*** THE COMMISSION RECESSED FROM 2:12 TO 2:18 P.M. ***

C. ACTUAL TIME: 2:18 P.M.**APPLICATION OF TRISH ALLEN, SEPPS, AGENT FOR 815 DE LA VINA LLC; 208 W. DE LA GUERRA STREET, 809 DE LA VINA STREET, AND 815 DE LA VINA STREET; APN 037-041-008, -009, AND -010; C-G (COMMERCIAL GENERAL) ZONE; GENERAL PLAN DESIGNATION: COMMERCIAL/ HIGH RESIDENTIAL/ PRIORITY HOUSING OVERLAY (MST2017-00017)**

This is a Concept Review Hearing. The proposal consists of a new 38-unit, 38,957 square foot (net) residential project to be developed under the Average Unit-Size Density (AUD) Incentive Program at 208 W. De la Guerra Street, 809 De la Vina Street, and 815 De la Vina Street. The project includes a lot merger of three parcels (APNs 037-041-008, -009, and -010) to create a 29,275 square foot (net) lot. The project includes the demolition of the two-story, five-unit apartment building and one-story, one-unit cottage at 208 W. De la Guerra Street, the two-story commercial building at 809 De la Vina Street, and the one-story commercial building and shed at 815 De la Vina Street. The Ott House, a significant historic resource, located at 815 De La Vina Street, would be relocated to the corner of De La Guerra and De La Vina Streets and incorporated into the project.

The new residential building would consist of ten (10) studio apartments and twenty-two (22) one-bedroom apartments ranging from 440 square feet to 901 square feet. The Ott House has 6 residential units (four studio apartments, a one-bedroom apartment, and a two-bedroom apartment) ranging from 291 to 714 square feet. The project would have an average unit size of 567 square feet. A total of 40 vehicle parking spaces (38 standard, 2 accessible) and 40 bicycle parking spaces are proposed on the ground level of the proposed building.

The three parcels have a zoning classification of C-G (Commercial General) and General Plan Land Use designation of Commercial/ High Residential (28-36 du/ac)/ Priority Housing Overlay (37-63 du/ac). The proposed density for the merged 29,548 square foot (gross) lot would be 57 dwelling units per acre.

The project will require approval by the Historic Landmarks Commission.

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 Historic Landmarks Commission (HLC) with comments on the proposed improvements, design, and General Plan consistency (SBMC §30.150.060.E).

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

RECUSALS: To avoid any actual or perceived conflict of interest, Commissioner Campanella recused himself from hearing this item due to the ownership of property within 500 feet of the proposed project.

Kathleen Kennedy, Project Planner, gave the Staff presentation.

Anthony Grumbine, Commissioner from the Historic Landmarks Commission (HLC) provided comments on behalf of the HLC.

Trish Allen, Agent; Jerramy Bassan, Owner; and Brian Cearnal, Architect; gave the Applicant presentation. Tim Hazeltine and Pam Post, Post/Hazeltine Associates, and Sam Maphis, Earth Form Design, were available to answer questions.

Public comment opened at 3:05 p.m.

The following people spoke in support:

1. Elliot McDougal
2. Jessy Gaddy
3. Jesse Aizenstat
4. Kerri Ferrari
5. Noah Dentzel
6. Shannon Batchev, Coastal Housing Coalition

The following people spoke in opposition or with concerns:

1. Gary McDermott said that the proposed project is too tall and will eliminate his view of the mountains and sky.
2. Matt Williams is concerned with the height of the proposed building and believes it will interrupt the existing natural airflow. He is concerned that there will be noise complaints from new residents about his existing commercial business. He stated that the number and length of time for the story poles was inadequate and deceptive. Prefers a two-story project.
3. Don Elconin expressed that the proposed project is inconsistent with existing zoning and the General Plan, is out of place and not in scale with the neighborhood, will increase traffic congestion, and will set an untenable precedent. He said the massive building creates an imposing, unbroken, 36-foot wall along his property; the project needs to be reduced and broken up. The story poles were not up for an appropriate amount of time.
4. Thuthiri Lwin expressed concerns with parking, affordability, and dust/noise pollution from construction of the project.

Written correspondence from Paulina Conn, Shannon Clark Batchev (Coastal Housing Coalition), and Don Elconin were acknowledged.

Public comment closed at 3:28 p.m.

The project is consistent with goals and policies of the General Plan.

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

The size, mass, bulk, scale, and height are appropriate for the project's location and neighborhood.

Ayes: 4 Noes: 2 (Lodge and Higgins) Abstain: 0 Absent: 1 (Campanella)

Individual comments on the motion:

Commissioner Thompson:

- Noted his lukewarm support for the motion. The size and scale of the project is appropriate; however, the mass and height viewed from the back of the project could use some more study.

Commissioner Lodge:

- Whatever can be done to reduce the size, mass, bulk, scale, and height of the project would be appreciated; the proposal is still too large for the neighborhood.
- Study a better relationship between the proposed project and the existing buildings immediately adjacent to the property.

Commissioner Higgins:

- The exhibits provided to show the compatibility between the proposed project and existing properties are not compelling and could be restudied and improved when returning to the HLC.
- The story poles put up for this project should have been available to view for longer than two days.

Encourage the Historic Landmarks Commission to support 9.5' plate heights as shown on the plan.

Ayes: 4 Noes: 1 (Lodge) Abstain: 1 (Thompson) Absent: 1 (Campanella)

Encourage the Historic Landmarks Commission to keep the proposed hedges to maintain separation between the open yard area and the street.

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

IV. ADMINISTRATIVE AGENDA

ACTUAL TIME: 4:57 P.M.

A. Committee and Liaison Reports:

1. Staff Hearing Officer Liaison Report

Commissioner Higgins reported on the Staff Hearing Officer meeting of December 5, 2018.

2. Other Committee and Liaison Reports

- a. Chair Wiscomb and Commissioner Schwartz reported on the Sea Level Rise Adaptation Subcommittee and Public Workshop on December 5, 2018.
- b. Commissioner Lodge reported on the Historic Landmarks Commission meeting of November 14, 2018.
- c. Commissioner Thompson reported that members of the public have been appearing before the Single Family Design Review Board to report construction after a project has been red-tagged and explained that these issues should be brought up to City Council so that the concern can be addressed.
- d. Commissioner Thompson reported on the appeal hearing for the project at 104 Jorgensen Lane, which took place at the City Council on December 4, 2018.

V. ADJOURNMENT

Chair Wiscomb adjourned the meeting at 5:02 p.m.

Submitted by,

Krystal M. Vaughn, Commission Secretary