



City of Santa Barbara

Planning Division

STAFF HEARING OFFICER MINUTES

JUNE 16, 2010

CALL TO ORDER:

Susan Reardon, Senior Planner, called the meeting to order at 8:30 a.m.

STAFF PRESENT:

Susan Reardon, Senior Planner
Bettie Weiss, City Planner
Steve Foley, Supervising Transportation Planner
Steven Faulstich, Housing Program Supervisor
Danny Kato, Senior Planner
Roxanne Milazzo, Associate Planner
Daniel Gullett, Associate Planner
Gloria Shafer, Staff Hearing Officer Secretary

I. PRELIMINARY MATTERS:

- A. Requests for continuances, withdrawals, postponements, or addition of ex-agenda items.
None.
- B. Announcements and appeals.
Ms. Reardon announced that on June 10th the Planning commission upheld the decision of the Staff Hearing Officer to deny an application for a project located at 401 ½ Old Coast Highway. An appeal of the Planning Commission decision was filed. A City Council hearing date on that appeal is not yet scheduled.
- C. Comments from members of the public pertaining to items not on this agenda.
None.

II. PROJECTS:

ACTUAL TIME: 8:32 A.M.

- A. **APPLICATION OF SUZANNE ELLEDGE PLANNING & PERMITTING SERVICES, INC., AGENT FOR SANSUM CLINIC, 317 W. PUEBLO STREET, APN 025-172-028, C-O MEDICAL OFFICE ZONE, GENERAL PLAN DESIGNATION: MAJOR PUBLIC & INSTITUTIONAL (MST2010-00107)**

The 2.69 acre site is currently developed with the Sansum Clinic. The proposed project involves the temporary request to park a 370 square foot MRI trailer on the Sansum Medical Clinic site 1-2 days per week for an indefinite period of time. The discretionary applications required for this project are a Modification to permit the trailer to be located within the required six-foot interior setback and Development Plan Approval (SBMC §28.51.060.B & 28.87.300).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Section 15301 & 15305.

Present: Trish Allen, Agent; Tom Moore, Architect; Paul Jaconette, Executive VP/Chief Administrative Officer, Sansum Clinic.

Roxanne Milazzo, Associate Planner gave the Staff presentation and recommendation.

The Public Hearing was opened at 8:37 a.m.

A letter in opposition from Paula Westbury was acknowledged.

As no one wished to speak, the Public Hearing was closed.

Ms. Reardon announced that she read the Staff Report and visited the site and surrounding neighborhood.

Ms. Reardon stated that the project description will be revised to include a statement indicating that a 370 square foot trailer will be parked on the site one to two days per week. The applicant agreed to the revised project description.

ACTION: **Assigned Resolution No. 028-10**
Approved the project making the findings contained in Section V of the Staff Report dated June 9, 2010.

The ten calendar day appeal period to the Planning Commission and subject to suspension for review by the Planning Commission was announced.

ACTUAL TIME: 8:41 A.M.

B. APPLICATION OF LISA PLOWMAN, AGENT FOR THE HOUSING AUTHORITY OF THE CITY OF SANTA BARBARA, 512 BATH STREET, APN 037-161-035, R-3 AND R-4 ZONES, GENERAL PLAN DESIGNATIONS:RESIDENTIAL, 12 UNITS PER ACRE, BUFFER/STREAM (MST2009-00469)

The project consists of the demolition of an existing two-story, ten-unit apartment building and carport, and the construction of a two and three-story apartment complex on a 1.10 acre lot by the Housing Authority of the City of Santa Barbara. The proposal includes 53 studio efficiency apartments ranging in size between 320 and 445 sf, affordable to very low- and low-income households to be occupied by

tenants with special needs and downtown workers, one two-bedroom 921 sf managers apartment, two 138 sf laundry rooms, a 610 sf recreation room, and a 1,432 sf community center, 13 covered and 17 uncovered automobile parking spaces, and 29 covered and 6 uncovered bicycle parking spaces. The project also includes a transfer of funds from the Housing Authority to the City of Santa Barbara for construction of a portion of the Lower Mission Creek Flood Control Project.

The discretionary applications required for this project are:

1. Lot Area Modification to allow additional dwelling units pursuant to the City's Density Bonus Program (SBMC §28.21.080, §28.87.400, §28.92.110);
2. Parking Modification to allow less than the required number of parking spaces (SBMC §28.90.100, §28.92.110);
3. Distance Between Buildings Modifications to allow less than the required 15 ft separation between each pair of adjacent buildings (eight total Distance Between Buildings Modifications required) (SBMC §28.21.070, §28.92.110); and
4. Interior Setback Modification for the trash enclosure to encroach into interior setback (SBMC §28.21.060, §28.92.110).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Section 15332 (Infill Development Projects).

Present: Rob Pierson, Executive Director for Santa Barbara Housing Authority; Lisa Plowman, Architect; David Black, Landscape Architect.

Daniel Gullett, Associate Planner gave the Staff presentation and recommendation. Mr. Gullett stated that additional information was received since preparation of the Staff Report and provided suggested changes to conditions A.2, B.9, D.6, and C.1.b.

Bettie Weiss, City Planner explained the land use density changes proposed for this site as part of PlanSB. Ms. Weiss responded that the project is consistent with existing and proposed land use densities and city affordable housing programs.

The Public Hearing was opened at 9:30 a.m.

Wanda Livernois, opposed to the number of proposed modifications, proposed trash location.

Paul Zink, concerned that the DART review process did not ensure that all avenues were considered for saving the large canopy tree.

Suzanne Riordan, Executive Director of Families Act non-profit: in support of the project for providing support services and housing for the homeless.

Two letters in opposition to the project from Paul Zink and Paula Westbury were acknowledged.

The Public Hearing was closed at 9:40 a.m.

Ms. Reardon announced that she read the Staff Report and visited the site and surrounding neighborhood. Ms. Reardon questioned the number of vehicle and bicycle parking spaces and expressed concerns with visibility exiting the site. Mr. Foley stated that when bicycle parking spaces are covered and located in a secure location, bicycles are more likely to be utilized. Mr. Foley explained that visibility is addressed in the plan in that the driveway will be moved to the northwest allowing extra space for visibility.

Ms. Reardon questioned what other areas were considered for the trash enclosure. Ms. Plowman responded that they studied locating the trash enclosure outside of the setback near the rear of the site, but concluded this was not a good location due to its proximity to a single-family residential development and that the trash truck would need to back up a long distance.

Ms. Reardon expressed concern for the proposed distance between buildings 1 and 2, and buildings 3 and 4, and buildings 6 and 7. Ms. Plowman responded that an option is to connect the buildings; they concluded the better solution is to have a larger front setback and open spaces providing a breakup of the massing.

Ms. Reardon expressed concern for removal of the Ash tree and required three large specimen trees as replacement. Ms. Reardon inquired whether the ABR has reviewed a waiver to allow a perimeter planter less than 5' in width between the two properties. Mr. Gullett responded that the ABR will review the waiver when the project returns to ABR.

ACTION:

Assigned Resolution No. 029-10

Approved the project making the findings contained in Section VI of the Staff Report dated June 9, 2010, and subject to the Conditions of Approval contained in Exhibit A as revised at the hearing.

The ten calendar day appeal period to the Planning Commission and subject to suspension for review by the Planning Commission was announced.

III. ADJOURNMENT

Ms. Reardon adjourned the meeting at 10:35 a.m.

Submitted by,

Gloria Shafer, Staff Hearing Officer Secretary