



City of Santa Barbara Planning Division

PLANNING COMMISSION MINUTES

September 7, 2006

CALL TO ORDER:

Vice-Chair Jacobs called the meeting to order at 1:02 P.M.

ROLL CALL:

Present:

Vice-Chair Charmaine Jacobs

Commissioners Bill Mahan, George C. Myers and Harwood A. White, Jr.

Absent:

Chair John Jostes

Commissioners Stella Larson and Addison S. Thompson

STAFF PRESENT:

Jan Hubbell, Senior Planner

Chelsey Swanson, Assistant Planner

JoAnne LaConte, Assistant Planner

N. Scott Vincent, Assistant City Attorney

Gabriela Feliciano, Commission Secretary

I. PRELIMINARY MATTERS:

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

Senior Planner Jan Hubbell announced the following changes to the agenda:

1. 1425 Mission Ridge Road will be continued to the September 21st meeting due to a lack of quorum.
2. The review of the July 20th draft minutes and related resolutions will be continued to September 21st.

MOTION: Mahan/White

Continue the review of the July 20th draft minutes and resolutions to September 21, 2006.

This motion carried by the following vote:

Ayes: 3 Noes: 0 Abstain: 1 (Jacobs) Absent: 3 (Jostes/Larson/Thompson)

B. Announcements and appeals.

Ms. Hubbell made the following announcements:

There may not be a need to select a Planning Commission representative to attend the 517 Chapala Street appeal since it may be resolved.

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

Pro-tem Chair Jacobs opened the public hearing at 1:05 P.M.

Jim Kahan, Attorney, stated the Allied Neighborhood Association discussed the St. Francis project and the board unanimously voted to oppose the project as it is presently planned. He will be requesting a meeting with the City Planner to discuss their concerns.

John McKinney, Bungalow Haven Association representative, expressed concern about the Final EIR process for the Cottage Workforce Housing project and said that the public has been shut out of the process. He mentioned there has been much interest in the project across the country, including two of the country's leading adaptive reuse experts, attorneys, and historians.

Pro-tem Chair Jacobs explained it is not the City's intent to shut out the public and hopes to begin correcting the situation as perceived by the Bungalow Haven Association. She also announced that the St. Francis project will be discussed at the September 14, 2006, Planning Commission meeting at 3:00 P.M.

With no one else wishing to speak, the public hearing was closed at 1:09 P.M.

II. **CONSENT ITEM:**

ACTUAL TIME: 1:10 P.M.

APPLICATION OF JOSE LUIS ESPARZA, ARCHITECT FOR MARIO ABONCE, 412 OLD COAST HIGHWAY, APN: 017-343-002, R-3, MULTIPLE-FAMILY RESIDENCE/ SD-3 COASTAL OVERLAY ZONES, GENERAL PLAN DESIGNATION: RESIDENTIAL 12 UNITS PER ACRE (MST2004-00776)

The project consists of demolishing an existing 252 square foot garage and constructing a new three-bedroom, two-story 1,046 square foot unit on a 6,310 square foot lot in the Non-Appealable Jurisdiction of the Coastal Zone. An existing detached three-bedroom single-family residence would remain on the property. A total of four parking spaces would be provided with a new 410 square foot two-car garage and a new 216 square foot one-car garage, both attached to the proposed unit, and one uncovered space.

The discretionary application required for this project is:

A Coastal Development Permit (CDP2005-0008) to allow the proposed development in the Non-Appealable Jurisdiction of the Coastal Zone (SBMC §28.45.009).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Section 15303 (new construction of small structures).

Case Planner: Chelsey Swanson, Assistant Planner
Email: cswanson@SantaBarbaraCA.gov

Ms. Hubbell requested that the Planning Commission waive the Staff Report.

MOTION: Myers/Mahan

Waive the Staff Report. This motion carried by the following vote:

Ayes: 4 Noes: 0 Abstain: 0 Absent: 3 (Jostes/Larson/Thompson)

Pro-tem Chair Jacobs opened the public hearing at 1:13 P.M. With no one wishing to speak, the public hearing was closed at 1:13 P.M.

Commissioners' comments and questions:

1. Asked about the south and north elevations balcony as shown on the plans.
2. Asked what the Architectural Board of Review's (ABR) stand is at this point.
3. Confirmed that the ABR wanted the gable roof on the north elevation to be a hip roof.
4. Asked if the streetlight situation was reviewed and confirmed that the City standards are being met on both Salinas Street and Old Coast Highway for appropriate streetlights.
5. Asked if the utility pole will end up at the very corner of the new driveway and if it is being moved.
6. Asked if Transportation Staff has looked at the utility pole and expressed concern with visibility issues and exiting the driveway.
7. Stated that corners of Santa Barbara that had been left behind for decades are now seeing action and several have been actualized.
8. Stated that buildings that were in disrepair have been recently built as odd adaptations in the neighborhood, so that it does not feel like an R-3 project.
9. Commented that this is a Santa Barbara gateway and requested that the ABR review the existing unattractive retaining wall on Salinas Street for this project to make it more attractive.
10. Stated that the project's structure is bulky with the cantilevers, and has a contorted floor plan, and would like to see less aggressiveness on the upper floor.
11. Suggested that, in order to allow a better floor plan, it may be better to have another covered parking space to give it a bigger platform from which to work, and a modification to allow less distance between buildings may be necessary to achieve this design change.
12. Referred to the NPO policies so that the materials are not only called out in the plans, but that quality materials end up being used in the construction as well.
13. Commented that, although it is not an ideal concept, it is workable.

14. Liked retention of the flat roofed house in front that is a charming touch of old California with a nice front yard and commented that it is an asset to the neighborhood.
15. Supports a two bedroom project, but not the proposed three bedrooms that is making this plan too dense by trying to get too much on the site. If a three bedroom is absolutely needed, suggested placing a third bedroom on a partial third floor by making a 2½ story design.
16. Commented that it is not a practical idea for the front yard to be used by occupants in the rear. Stated that the uncovered parking space interrupts the open space and destroys the purpose of the fifteen foot separation between buildings. Suggested placing a parking space where the kitchen and dining areas are proposed and confirmed that the fifteen foot distance between buildings is modifiable. Pointed out that the driveway may have to be widened or shifted to allow cars to maneuver into the driveway.
17. Stated that the proposed new development seems bulky because the existing flat roof house is so unassuming and low in profile.
18. Commented that the project's plate heights are reasonable.
19. Stated that gravel is not a friendly usable space and commented that a landscape plan is critical to this project.
20. Would support the project with a better floor plan.
21. Observed that the project is being designed as if it were two separate projects. The front house is lushly landscaped and "very Santa Barbara." On the other hand, the proposed new building has much paving and room for cars, but the design needs to retain the character of the original house.

José Luis Esparza, Architect, responded that the balcony shown on the side elevations was supposed to be removed from the plans and was left on in error. He added that Staff had requested that a landscape plan be ready for review by the Planning Commission and that the ABR is satisfied with the current cantilever design.

Chelsey Swanson, Assistant Planner, stated that the closest streetlight is at the corner of Salinas Street and Old Coast Highway and Staff is not requesting that one be installed.

Mr. Esparza stated that the driveway will be close to the utility pole; however, it is at a location where the pole does not need to be moved, and the utilities to that pole will be undergrounded. Ms. Hubbell added that a request can be made for further review of the utility pole, but the Transportation Staff does not seem to have an issue with it.

Ms. Hubbell pointed out that it might not be possible to maneuver into a parking space where the kitchen/dining room area is being proposed because the entire building would probably have to shift toward the front house, in which case a modification would be needed of the fifteen foot distance between main buildings. Something to consider is that the front house has double the required setback.

MOTION: Mahan/White

Assigned Resolution No. 037-06

Approved the Coastal Development permit for the project, making the findings outlined in the Staff Report, subject to the Conditions of Approval in Exhibit A and amended as follows: 1) The retaining wall on Salinas Street will be appropriately designed to be an asset to this gateway and approved by the ABR; 2) There will be no parking allowed between the two buildings; 3) The north gabled roof will be hipped; 4) The project will return to the Transportation Staff to work on the maneuvering of the vehicles into the re-located parking space; 5) Return to ABR with potential for a two bedroom design or possible third story; 6) If a modification is necessary for distance between buildings, the modification is to be reviewed by the Staff Hearing Officer; 7) Quality materials shall be called out on the plans and enforced in the field; 8) The gravel area to the east and the area between buildings shall be appropriately landscaped with lush landscaping to match that of the existing home; and 9) **Section A.5. Approved Development** in the Conditions of Approval will be changed to read: "The development of the Real Property approved by the Planning Commission on September 7, 2006, is limited to one new dwelling unit for a total of two dwelling units and the improvements as approved by the ABR, subject to these conditions."

This motion carried by the following vote:

Ayes: 4 Noes: 0 Abstain: 0 Absent: 3 (Jostes/Larson/Thompson)

Pro-tem Chair Jacobs announced the ten calendar day appeal period.

III. NEW ITEM:

ACTUAL TIME: 1:10 P.M.

APPLICATION OF ESCALARA LIVING TRUST, PROPERTY OWNERS, BRIAN ESCALARA, TRUSTEE, 1425 MISSION RIDGE ROAD, APN: 019-103-023, A-2, SINGLE FAMILY RESIDENTIAL ZONE, GENERAL PLAN DESIGNATION: RESIDENTIAL THREE UNITS PER ACRE (MST2006-00297) Continued to September 21, 2006

The proposal is to amend the Conditions of Approval for a prior approval under the Neighborhood Preservation Ordinance, as outlined in Planning Commission Resolution No. 010-06 under a prior case (MST2005-00098) for "as-built" retaining walls and related site work at the property. The applicant requests that a condition limiting the house to one-story to protect views from Franceschi Park be amended to allow a taller house outside a defined view corridor.

The discretionary application required for this project is:

An amendment of the Conditions of Approval for a Neighborhood Preservation Ordinance approval outlined in Planning Commission Resolution Number 010-06.

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

Case Planner: JoAnne LaConte, Assistant Planner

Email: jlaconte@SantaBarbaraCA.gov

Ms. Hubbell requested that the item be continued due to a lack of quorum.

MOTION: Mahan/Myers

Continue item to September 21, 2006.

This motion carried by the following vote:

Ayes: 3 Noes: 0 Abstain: 1 (White) Absent: 3 (Jostes/Larson/Thompson)

IV. ADMINISTRATIVE AGENDA

A. Committee and Liaison Reports.

Mr. Mahan reported that the Airline Terminal Design Committee met and was given a presentation by the project architects with a considerable change in the earlier preliminary design because of budget requirements. The most significant change was that the proposal for a temporary terminal, that was costing \$8 million dollars, was eliminated. The new design leaves the existing terminal in place while a smaller one is being built. Then the original historic terminal will be moved to its new location. It was generally agreed that it was the best approach. The vehicular entrance, that is currently very convoluted, might be improved. Different styles of architecture were reviewed and it was agreed that the new building should relate to Santa Barbara's architecture in a way that the presentation's drawings did not reflect. The next meeting is scheduled for Wednesday, September 20, at 9 a.m., at which time the Committee's concerns will hopefully be resolved in order to refer the project to the Architectural Board of Review and Historic Landmarks Commission.

Ms. Jacobs added that both the design team and the airport administrators are showing remarkable fiduciary responsibility. The project is well within budget and will be presented before the Planning Commission on October 5, 2006, for the review of changes to the site plan.

B. Review of the decisions of the Staff Hearing Officer in accordance with SBMC §28.92.026.

Mr. White requested a status of the project on the corner of Clifton and Salinas.

Ms. Hubbell responded that the Staff Hearing Officer and Transportation Department staff have done a site visit, but the outcome of the site visit and when the project will be rescheduled is unknown.

C. Action on the review and consideration of the following Planning Commission Minutes and Resolutions:

1. Draft Minutes of June 15, 2006

2. Resolution 023-06
500 James Fowler Road – WWII Memorial
3. Resolution 024-06
Recommendation to City Council on Neighborhood Preservation Ordinance
4. Draft Minutes of July 6, 2006
5. Resolution 025-06
910 Camino Viejo
6. Resolution 026-06
Recommendation to City Council on Granada Garage
7. Resolution 027-06
1221 Anacapa Street – Granada Garage
8. Resolution 028-06
1380 Shoreline Drive
9. Draft Minutes of July 13, 2006
10. Resolution 029-06
312 Rancheria Street
11. Resolution 030-06
517 Chapala Street
12. Draft Minutes of July 20, 2006 **Continued to September 21, 2006**
Item IV. 900 Calle de los Amigos to be distributed separately.
13. Resolution 031-06 **Continued to September 21, 2006**
1100-1200 Coast Village Road
14. Resolution 032-06 **Continued to September 21, 2006**
40 Pine Drive
15. Resolution 033-06 **Continued to September 21, 2006**
2553 Mesa School Lane
16. Resolution 034-06 **Continued to September 21, 2006**
520 & 525 E. Yanonali Street

MOTION: White/Myers

Approve the minutes and resolutions as corrected.

This motion carried by the following vote:

Ayes: 4 Noes: 0 Abstain: 0 Absent: 3 (Jostes/Larson/Thompson)

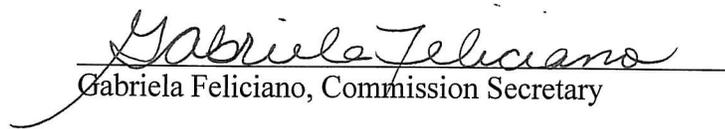
Commissioner White abstained from the July 6, 2006, 910 Camino Viejo, minutes and resolution.

Commissioner Mahan abstained from all the July 6, 2006, minutes and resolutions.

V. ADJOURNMENT

Pro tem Chair Jacobs adjourned the meeting at 1:50 P.M.

Submitted by,



Gabriela Feliciano, Commission Secretary