



City of Santa Barbara

Planning Division

PLANNING COMMISSION MINUTES

January 17, 2008

CALL TO ORDER:

Chair George C. Myers called the meeting to order at 1:03 P.M.

ROLL CALL:

Present:

Chair George C. Myers

Vice-Chair Stella Larson

Commissioners Bruce Bartlett, Charmaine Jacobs, John Jostes, Addison S. Thompson and Harwood A. White, Jr.

STAFF PRESENT:

Bettie Weiss, City Planner

Jan Hubbell, Senior Planner

N. Scott Vincent, Assistant City Attorney

Rob Dayton, Principal Transportation Planner

Steve Foley, Supervising Transportation Planner

Peter Lawson, Associate Planner

Stacey Wilson, Associate Transportation Planner

Chelsey Swanson, Assistant Transportation Planner

Julie Rodriguez, Planning Commission Secretary

I. PRELIMINARY MATTERS:

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

Senior Planner Jan Hubbell announced that, by a joint request from Staff and the Applicant, Item III, 1298 Coast Village Road, will be continued to February 7, 2008. Commissioner Jostes will not be present.

- B. Announcements and appeals.

Ms. Hubbell stated that 518 State Street is being appealed to the City Council on February 5, 2008. Commissioner Jacobs will represent the Commission.

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

Chair Myers opened the public hearing at 1:06 P.M., and the following people addressed the Commission:

1. Naomi Kovacs, Citizens Planning Association, addressed the commission about the Air Quality Section of the Conservation Element.
2. John Wallace was concerned with the continuance of Item III, 1298 Coast Village Road. He also requested that the story poles be replaced before the next hearing.
3. Juergen Boehr expressed equal concern about the late change in Item III and his time lost from work.

With no one else wishing to speak, the hearing was closed at 1:16 P.M.

II. NEW ITEM:

AT THE REQUEST OF THE APPLICANT AND STAFF, THIS ITEM HAS BEEN RESCHEDULED TO FEBRUARY 7, 2008.

APPLICATION OF JEFF GORRELL ARCHITECT FOR JOHN PRICE, APPLICANT, 1298 COAST VILLAGE ROAD, 009-230-043, C-1 & R-2 ZONES, GENERAL PLAN DESIGNATION: GENERAL COMMERCIAL (MST2004-00493)

The proposed project involves the demolition of an existing gas station with two repair bays and the construction of a new mixed use building. The new 18,196 square foot mixed use building would be comprised of eight residential condominiums and approximately 5,000 square feet of commercial space, located on the ground floor. All of the residential units would be located on the second and third floors. Five residential units would include two bedrooms, two units would include one bedroom each and one unit would include three bedrooms. Approximately 38 parking spaces are provided, with nine covered parking spaces located at grade level and 29 parking spaces located below grade. Grading would be approximately 9,500 cubic yards of cut and 1,500 cubic yards of fill.

Currently, the 18,196 square-foot lot is split by two zoning designations; the northern portion, totaling approximately 7,150 square feet, is zoned R-2, and the southern portion, totaling about 11,046 square feet, is zoned C-1. The Planning Commission initiated re-zoning the portion of the subject property zoned R-2 (Two Family Residential) to C-1 (Limited Commercial) on April 7, 2005. The entire property is located in the Coastal Overlay (SD-3) Zone, which would not change with this request.

The discretionary applications required for this project are:

1. A recommendation to City Council for Zoning Map Amendment to change the zoning from R-2, Two-Family Residential, to C-1, Commercial Zone District (SBMC §28.92.080.B);

2. A recommendation to City Council for a Local Coastal Program Amendment to change the zoning to match the Local Coastal Plan designation of General Commerce.
3. A Modification to allow a portion of the building to encroach 7 feet into the required 17 foot northern interior yard setback (SBMC §28.92.110.A.2);
4. A Modification to allow the 10% common open space to be located above the ground floor level (SBMC §28.92.110.A.2);
5. A Modification to allow one second floor covered balcony to encroach 3 feet 6 inches into the 10 foot front yard setback on Coast Village Road (SBMC §28.92.110.A.2);
6. A Modification to allow the an emergency stair way to encroach up to 9 feet 2 inches into the 10 foot front yard setback on Olive Mill Road (SBMC §28.92.110.A.2);
7. A Coastal Development Permit (CDP2005-00003) to allow the proposed development in the Non-Appealable Jurisdiction of the City's Coastal Zone (SBMC §28.44.060);
8. A Development Plan to allow the construction of 5,000 square feet of nonresidential development (SBMC §28.87.300);
9. A Tentative Subdivision Map for a one-lot subdivision to create eight (8) residential condominium units and one (1) commercial unit (SBMC 27.07 and 27.13);

The Planning Commission will consider approval of the Negative Declaration prepared for the project pursuant to the California Environmental Quality Act Guidelines Section 15074.

Case Planner: Peter Lawson, Associate Planner

Email: plawson@santabarbaraca.gov

III. STAFF HEARING OFFICER APPEAL:

ACTUAL TIME: 1:16 P.M.

APPEAL OF BANYAN ARCHITECTS ON THE STAFF HEARING OFFICER APPROVAL OF AN APPLICATION FOR SANFORD COMBS, 1596 ORAMAS ROAD, APN 029-060-022, E-1 ONE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: 3 UNITS PER ACRE (MST2007-00109)

The 8,500 square foot lot is currently developed with a two-story single-family residence and detached two-car carport. The proposed project involves legalization of as-built alterations and additions including conversion of the original carport to habitable space, a covered porch on the side of the residence, and the detached two-car carport which was built to replace the required parking. The discretionary application required for this project is a Modification to provide alterations and additions within the front and interior yard setbacks (SBMC§28.15.060). On August 15, 2007 the project was approved with the condition that

the carport be relocated three-feet (3') from the interior lot line. This is an appeal of that condition.

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Section 15303.

Case Planner: Roxanne Milazzo, Assistant Planner

Email: rmilazzo@SantaBarbaraCA.gov

Bettie Weiss, Staff Hearing Officer, gave the Staff presentation.

Staff answered Planning Commission questions about the rare absence of a prior zoning information report; future Board/Commission review; compliance with Floor Area Ratios (FAR); and the property owner's options for a garage.

Kirk Gradin, Architect, gave the Applicant presentation.

Chair Myers opened the public hearing at 1:48 P.M. and, with no one wishing to speak, closed the hearing.

Sandy Combs, Owner, addressed the Commission, sharing the background for his request for the setback modification.

Commissioner's Comment's:

1. One Commissioner struggled with having almost zero-lot line buildings; would like to see something less than three feet in the setback.
2. Agrees with the Architectural Board of Review; would like to see the roof pulled back two feet back from the property line, and would like to eliminate the open space in front of the carport and see the front yard return to landscaping. One Commissioner does not want to see one parking space in front.
3. Some Commissioners felt that the roof of the structure needs rebuilding, not the columns, especially where it abuts to the building on the adjacent parcel.
4. Commissioners could uphold the appeal with request to move roofline eaves away from neighboring properties; and not require columns torn down and rebuilt.

Mr. Gradin clarified the eave allowance for the Planning Commission.

MOTION: Bartlett/Thompson

Assigned Resolution No. 002-08

Denied the appeal and upheld the decision of the Staff Hearing Officer, making the findings in the Staff Report, approving the setback modification, with revised conditions: 1) The two columns closest to the property line may stay in the current location; 2) Shave the roof structure to match the face of the existing columns closest to the property line; 3) Encourage approval of a waiver by Transportation Planning for the required depth of the carport. If not granted by Transportation, the eave may move forward enough to meet the depth requirement, reducing the front setback of the overhang an appropriate amount; and 4)

Remove pavement in the front yard that potentially allows additional parking in the front yard and return that area to landscaping, subject to approval by the Single Family Design Board.

This motion carried by the following vote:

Ayes: 5 Noes: 2 (Jostes, Larson) Abstain: 0 Absent: 0

Chair Myers announced the ten calendar day appeal period.

IV. NEW ITEM:

ACTUAL TIME: 2:23 P.M.

APPLICATION OF BRIAN NELSON ARCHITECT/AGENT FOR MILPAS STREET PARTNERS, 319 N. MILPAS STREET, 031-363-035, C-2/M-1, COMMERCIAL/LIGHT MANUFACTURING, ZONES, GENERAL PLAN DESIGNATION: INDUSTRIAL (MST2006-00076)

The proposed project is for a single lot subdivision to convert an existing 5,323 square foot, two story mixed use building into three condominiums. The ground floor commercial portion of the building, which is currently occupied by a medical office, would be one unit. On the second floor are two residential units and each would become a condominium unit. No construction is proposed with this project.

The project site is partially zoned commercial (C-2) and manufacturing (M-1). As part of the project, a rezone is proposed. The new zoning designation would be commercial (C-2), consistent with a residential and medical office usage.

Parking for the project would be provided by an existing 14 space parking lot, which is located partially on the subject lot and on the adjacent lot to the south. A warehouse located on the adjacent lot (317 N Milpas) shares the use of the parking lot. Four of the parking spaces on the subject lot would be dedicated to the residential units. Access to the site is provided by a 12-foot-wide driveway, located adjacent to the northern property line.

The discretionary applications required for this project are:

1. A Tentative Subdivision Map for a one-lot subdivision to create two (2) residential condominium units and (1) commercial condominium (SBMC 27.07 and 27.13);
2. A Condominium Conversion Permit to convert two (2) existing residential units to two (2) condominium units (SBMC 28.88); and
3. Recommendation to City Council to rezone the M-1 portion of the property to C-2 (SBMC 28.92).

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: Peter Lawson, Associate Planner
Email: plawson@santabarbaraca.gov

Peter Lawson, Associate Planner, gave the Staff presentation.

Staff answered Planning Commission's questions about the history behind the uncovered parking; and clarification of parking zoning issues.

Brian Nelson, Project Architect, gave the applicant presentation.

Staff answered the Planning Commission's questions about any Best Management Practices that could be added to the existing drainage condition; and the existing streetlight presence for the area.

Chair Myers opened the public hearing at 2:38 P.M., and with no one wishing to speak, closed the hearing.

The consensus of Commissioners were in support of the project but were disappointed in losing rental housing.

MOTION: White/Jostes

Assigned Resolution No. 003-08

Approve the project making the findings in the Staff Report for the Tentative Subdivision Map, the Condominium Conversion Permit, and Rezone subject to the Conditions of Approval in Exhibit A and with added conditions: 1) Change Condition 7.b. to designate one parking space per condominium; 2) Add condition C.1. that the Architectural Board of Review (ABR) review improvements to the drainage such as providing a bioswale or treewells, if feasible; and that ABR review any additional landscaping that can be provided in the parking area; and 4) Revise condition F.6. that Public Works shall review the public streetlight within the vicinity of 319 Milpas to determine if it is consistent with the Milpas street light standards and if not, it shall be replaced.

This motion carried by the following vote:

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

Chair Myers announced the ten calendar day appeal period.

V. ADMINISTRATIVE AGENDA

A. Committee and Liaison Reports.

1. Commissioner Bartlett reported on attending the Architectural Board of Review meeting. The Airline Terminal Project received preliminary approval with added conditions.

2. Commissioner Thompson reported on the Plan Santa Barbara Subcommittee and the progress being made in streamlining the update process. Commissioner Myers appreciated the collaboration of Staff and the Commission working together.
 3. Commissioner Thompson reported on attending the League of Women Voters meeting. It appears that there is no consensus in the community on building heights.
- B. Review of the decisions of the Staff Hearing Officer in accordance with SBMC §28.92.026.
- Four items were reviewed at the last meeting.
- C. Appointment of the 2008 Primary and Alternate Liaisons to the City Boards and Commissions.

Airport Commission

Addison Thompson
Charmaine Jacobs – Alternate

Airline Terminal Design Subcommittee

Addison Thompson
Charmaine Jacobs
Bruce Bartlett - Alternate

Architectural Board of Review

Bruce Bartlett
Stella Larson – Alternate

**Creeks Restoration & Water Quality Improvement
Program Citizen Advisory Committee**

John Jostes
Harwood A. White, Jr. – Alternate

Downtown Parking Committee

George Myers
Addison Thompson- Alternate

Harbor Commission

Harwood A. White, Jr.
George Myers – Alternate

Highway 101 Improvements Design Subcommittee

George Myers
Bruce Bartlett
Charmaine Jacobs - Alternate

Historic Landmarks Commission

Stella Larson
George Myers – Alternate

Housing Policy Steering Committee

Bruce Bartlett
John Jostes
Charmaine Jacobs – Alternate

Mission Creek Design Subcommittee

Harwood A. White, Jr.
George Myers
John Jostes – Alternate

Park and Recreation Commission

John Jostes
Charmaine Jacobs - Alternate

Plan Santa Barbara Subcommittee

George Myers
John Jostes
Addison Thompson

Santa Barbara 2030 Outreach Committee

Bruce Bartlett
Charmaine Jacobs
Stella Larson – Alternate

Single Family Design Board

Stella Larson
George Myers, Alternate

Solid Waste Management Advisory Committee

Stella Larson
John Jostes – Alternate

Street Lighting Master Plan Subcommittee

Stella Larson
Addison Thompson – Alternate

Staff Hearing Officer/ Modification Liaison

Harwood A. White, Jr.
Stella Larson - Alternate

Transportation and Circulation Committee

Addison Thompson
Bruce Bartlett – Alternate

Water Commission

Harwood A. White, Jr.

Addison Thompson – Alternate

Westside Community Group

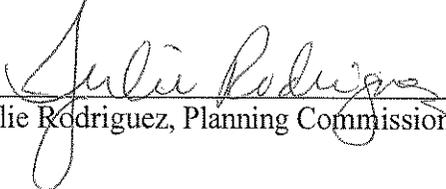
Stella Larson

George Myers – Alternate

VII. ADJOURNMENT

Chair Myers adjourned the meeting at 3:11 P.M.

Submitted by,



Julie Rodriguez, Planning Commission Secretary

