



City of Santa Barbara Planning Division

PLANNING COMMISSION MINUTES

February 19, 2009

CALL TO ORDER:

Chair Larson called the meeting to order at 1:00 P.M.

ROLL CALL:

Present:

Chair Stella Larson

Vice-Chair Addison S. Thompson

Commissioners Bruce Bartlett, Charmaine Jacobs, John Jostes, Sheila Lodge, and Harwood A. White, Jr.

STAFF PRESENT:

Danny Kato, Senior Planner

Sarah Knecht, Assistant City Attorney

Melissa Hetrick, Project Planner

Suzanne Johnston, Assistant Planner

Julie Rodriguez, Planning Commission Secretary

Chair Larson welcomed the UCSB students from Paul Wack's Environmental Planning class.

I. PRELIMINARY MATTERS:

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

None.

- B. Announcements and appeals.

None.

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

Chair Larson opened the public hearing at 1:03 P.M. and, with no one wishing to speak, closed the hearing.

II. **ENVIRONMENTAL HEARINGS:**

ACTUAL TIME: 1:03 P.M.

APPLICATION OF PETER EHLEN, EAST BEACH VENTURES, ARCHITECT FOR MARK EDWARDS, 124 LOS AGUAJES, 033-041-007, MULTI-FAMILY RESIDENTIAL/COASTAL OVERLAY (R-4/SD-3) ZONES, GENERAL PLAN DESIGNATION: HOTEL AND RESIDENTIAL (MST2004-00725)

The project consists of the demolition of an existing 884 square foot, single-family residence and 440 square foot detached garage, and the construction of three new residential condominium units in the Appealable Jurisdiction of the Coastal Zone. The proposed structure would be three stories with a maximum building height of 30' 2", consisting of 4,049 square feet of residential floor area above 1,172 square feet of garage floor area. The project includes two two-car garages and a one-car garage on the first floor, and a 1,525 square foot two-bedroom unit (Unit 1), a 1,432 square foot one-bedroom unit (Unit 2), and a 1,092 square foot one-bedroom unit (Unit 3) on the second and third floors. The proposed project proposes 25 cubic yards of cut and 135 cubic yards of fill outside the main building footprint. Grading under the main building footprint would involve 110 cubic yards of cut. A Coast Live Oak, measuring 2 inches in diameter at breast height (dbh), is proposed to be removed. The project also includes decks for each unit on the second and third stories and bioswales and a retention basin adjacent to the proposed residences. A 25-foot native riparian landscape area, with the exception of three king palm trees and trumpet vine, is proposed between Mission Creek and any proposed structures.

The proposed development would require the following discretionary applications:

1. A Coastal Development Permit (CDP2005-00021) to develop a three unit residential condominium project located in the Appealable Jurisdiction of the Coastal Zone. (SBMC §28.44.060)
2. A Modification to allow a three-story building to encroach into the front setback (SBMC §28.21.060 and §28.92.110.A.2);
3. A Modification to allow a three-story building to encroach into the interior setback to the east (SBMC §28.21.060 and §28.92.110.A.2);
4. A Modification to allow a three-story building to encroach into the other interior setback to the west. (SBMC §28.21.060 and §28.92.110.A.2);
5. A Tentative Subdivision Map for a one-lot subdivision to create three (3) residential condominium units (SBMC 27.07 and 27.13)

Case Planner: Suzanne Johnston, Assistant Planner
Email: sjohnston@santabarbaraca.gov

Suzanne Johnston, Assistant Planner, gave the Staff presentation joined by Melissa Hetrick, Project Planner.

Mark Edwards, Applicant, gave the applicant presentation joined by Bill Johnson, Technical Support; and Peter Ehlen, Project Architect. Mr. Edward's presentation included clarification of the project description.

Chair Larson opened the public hearing at 1:28 P.M. and, with no one wishing to speak, closed the hearing. Chair Larson also acknowledged a public comment letter of opposition received from Paula Westbury, Santa Barbara. Ms. Johnston added the prior letters has also been received from The Pearl Chase Society; Kellam de Forest; and Robert Maxim with concerns regarding neighborhood compatibility and demolition of the historic structure.

Staff answered the Planning Commission's questions about the Mission Creek Flood Control Project having no activity implications for the subject property; the property is adjacent to the boundaries of the proposed historic West Beach Neighborhood District for which the designation process is currently on hold; the rear setback requirement versus the development limitation within 25 feet from the top of Mission Creek's bank; city policies regarding non-native vegetation versus the city's native landscaping policy adjacent to creeks as a recommendation; reviewed CEQA requirements for historic structure of merit and archival mitigation; clarified the discrepancies between city ordinance, policy and CEQA thresholds for exterior noise thresholds; and reviewed the 15' front setback requirement due to the third floor square footage exceeding 50% of the first floors net floor area.

Commissioner Jostes requested Staff provide a review of all City noise thresholds to be given at a future lunch meeting.

Mr. Ehlen responded to the Commission's question regarding consideration given to recycling the existing home.

The Commissioners made the following comments:

1. Commissioner Jostes acknowledged the applicant's thorough response to the Mitigated Negative Declaration (MND).
2. Concern was expressed that there is a potential inconsistency with the Noise Element policies by placing outdoor living space in areas in excess of 65 dBA.
3. Within either the MND, or in the Staff Report, the physical site constraints relative to the property size should be discussed in order to make the findings for the modifications. Under land use compatibility discussion, would like to see documentation, such as a table, that shows all similar encroachments in the neighborhood with further clarification whether the structure(s) is (are) non-conforming or a modification was granted for comparative basis.
4. From visiting the project site, a Commissioner did not see that the subject property could be a part of the historic neighborhood. However, through the General Plan update (PlanSB), the neighborhood has a potential to become a historic district in preserving its 1-2 story appearance. The archival preservation should further provide information on how this site related to the potential historic neighborhood.

5. Would like clarification as to why the cultural resource mitigation did not include a requirement to incorporate architectural elements of the demolished building into the proposed structure.
6. Since this site is not a suburban creek area, does not see need to constrain the landscape architect to adhere to native landscaping.

Staff concluded by stating that the comment period began on February 2, 2009 and ends on March 3, 2009. Comments could be sent in writing to the City of Santa Barbara, Planning Division, Attention: Susan Johnston, Assistant Planner, P.O. Box 1990, Santa Barbara, CA 93102-1990 or emailed to SJohnston@SantaBarbaraCA.gov.

III. ADMINISTRATIVE AGENDA

ACTUAL TIME: 1:54 P.M.

- A. Committee and Liaison Reports.

None were given.

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

None were requested.

Commissioner Larson reported on the Staff Hearing Officer's meeting held on February 11, 2009 and three project's modifications that were approved.

- C. Action on the review and consideration of the Draft Minutes of January 8, 2009, continued from the meeting of February 12, 2009.

MOTION: White/Bartlett

Approve the minutes of January 8, 2009 as amended.

This motion carried by the following vote:

Ayes: 6 Noes: 0 Abstain: As noted. Absent: 0

Commissioner Jostes abstained from Item IV.B of the Minutes of January 8, 2009.

Action on the review and consideration of the Draft Minutes of January 22, 2009.

MOTION: White/Lodge

Approve the minutes of January 22, 2009.

This motion carried by the following vote:

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

VII. ADJOURNMENT

Chair Larson adjourned the meeting at 2:00 P.M.

Submitted by,



Julie Rodriguez, Planning Commission Secretary

