



# City of Santa Barbara Planning Division

## PLANNING COMMISSION MINUTES

October 1, 2009

### CALL TO ORDER:

Chair Larson called the meeting to order at 1:02 P.M.

### ROLL CALL:

#### **Present:**

Chair Stella Larson

Vice-Chair Addison S. Thompson

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

Commissioner Bartlett arrived at 1:09 P.M.

Commissioner Jacobs arrived at 1:10 P.M.

#### **Absent:**

Commissioner John Jostes

### STAFF PRESENT:

Danny Kato, Senior Planner

N. Scott Vincent, Assistant City Attorney

Rob Dayton, Principal Transportation Planner

Michael Berman, Project Planner/Environmental Analyst

Peter Lawson, Associate Planner

Julie Rodriguez, Planning Commission Secretary

### I. ROLL CALL

### II. PRELIMINARY MATTERS:

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

Senior Planner Danny Kato announced that the lunch meeting was rescheduled to October 8, 2009.

- B. Announcements and appeals.

Mr. Kato made the following announcements:

1. The Planning Commission's decision on 617 Bradbury Avenue has been appealed to City Council by the Applicant.
  2. Item III, 803 N. Milpas Street, has been continued to November 5, 2009.
- C. Comments from members of the public pertaining to items not on this agenda.
- Chair Larson opened the public hearing at 1:05 P.M. and, with no one wishing to speak, closed the hearing.

**III. CONTINUED ITEM:**

**APPLICATION OF JARRETT GORIN AGENT FOR 803 N MILPAS STREET LLC, 803 N MILPAS STREET, 031-042-028 COMMERCIAL (C-2) ZONE DISTRICTY, GENERAL PLAN DESIGNATION: GENERAL COMMERCE (MST2006-00510) This item was continued from August 20, 2009 and is now being continued to November 5, 2009.**

The proposed project consists of a mixed use development containing five mixed use residential/commercial condominiums, one live/work unit, two residential units and one commercial condominium. The development would be split among three buildings totaling 19,886 net square feet. The overall height of the proposed development would be between 37 feet and 38 feet, 6 inches. Parking would be located within eight two-car garages and on the interior of the lot for a total of 26 parking spaces. Access to the garages and parking lot would be via a driveway from De la Guerra Street, located between two of the buildings. Pedestrian access to the site would also be provided from Milpas Street. A landscaped area would be provided in the northwest corner of the site, behind the open parking. An area along the northern property line has been reserved for the location of secured remediation equipment, if required.

The discretionary applications required for this project are:

1. A Tentative Subdivision Map for a one-lot subdivision with nine condominium units (eight residential, one commercial) per SBMC Chapters 27.07 and 27.13;
2. A Modification to allow less than the required number of parking spaces (SBMC §28.92.110.A.1);
3. A Development Plan to allow the construction of 2,851 net square feet of nonresidential development on APN 031-042-028 (SBMC §28.87.300); and
4. Design Review by the Architectural Board of Review (ABR).

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

**IV. ENVIRONMENTAL HEARINGS:**

**ACTUAL TIME: 1:06 P.M.**

**APPLICATION OF LISA PLOWMAN, PEIKERT GROUP ARCHITECTS (AGENT) FOR HILLSIDE HOUSE, 1235 VERONICA SPRINGS ROAD, APN 047-010-039, DR.6 (SANTA BARBARA COUNTY) ZONE DISTRICT, GENERAL PLAN DESIGNATION: RESIDENTIAL 4.6 UNITS/ACRE (COUNTY) (MST2003-00793)**

The proposed project consists of annexing an approximate 24 acre project site to the City of Santa Barbara, the removal of all existing structures on the site, except the structure known as Harmony House (a single family residence), and the phased development of 120 residential units in 33 buildings. With the conversion of the Harmony House to a triplex, there would be a total of 121 residential units. The buildings would be two to three stories tall and include single and two car garages. Two non-residential buildings are included: a three-car garage and a 6,700 square foot administration and services building for Hillside House clients. The proposed residential units include 70 market-rate condominiums, 12 very-low income rental units (Hillside House units), 11 inclusionary ownership units and 28 low-income rental units. Hillside House would continue to operate its intermediate care assisted living in the 12 units. The project includes restoration of the portion of Arroyo Burro Creek within the boundaries of the project site, located along the south-west property line. A total of 222 covered and uncovered parking spaces would be provided on site.

As part of the annexation to the City of Santa Barbara the entire lot would receive a General Plan designation of Residential (5 units/acre) and a Zoning Map Amendment to SP-9 (Specific Plan). Two conservation easements are proposed on the project site, which would be recorded as part of the final tract map. The first conservation easement would encompass the entire segment of Arroyo Burro Creek, located within the project site boundaries, and include an area of approximately 100 feet on either side of the creek for its entire length on the project site. The second conservation easement would encompass the hillside on the north-east side of the project site.

The project would include a 36 foot wide public road that would be located along the southwestern side of the lot. On the project site, near the intersection of the proposed public road and Veronica Springs Road, would be a turnout for a Metropolitan Transit District (MTD) bus stop. Offsite, a 20 foot wide emergency access road would be improved, within the City 60 foot wide public right-of-way easement, which crosses four privately owned parcels. It would serve as a pedestrian and bike path through to Palermo Road. A new 42 inch storm water pipe line would be trenched within the Veronica Springs Road right-of-way and terminate at an existing headwall in Arroyo Burro Creek, located approximately 420 feet south of the project site on the west side of Veronica Springs Road.

**ENVIRONMENTAL HEARING:** The purpose of the environmental hearing is to receive comments from the Planning Commission, interested agencies and the public on the proposed Environmental Impact Report (EIR) scope of analysis, consistent with the provisions of the California Environmental Quality Act (CEQA) Guidelines. The proposed EIR

Case Planner: Peter Lawson, Associate Planner  
Email: PLawson@SantaBarbaraCA.gov

Peter Lawson, Associate Planner, gave the Staff presentation.

Lisa Plowman, Peikert Group Architects, gave the applicant presentation and introduced her team: Dan Need, Biologist; Scott Schell, Transportation Planner; Greg Dinlinger, Geologist; Craig Steward, Pennfield & Smith Engineers; and Detlev Peikert, Architect.

Chair Larson opened the public hearing at 1:37 P.M.

The following people commented on the project:

1. Judy Orias, Hidden Valley Association, summarized comments that will be submitted in writing asking for a financial feasibility study to be included in the EIR; a review of slope density, and a bedroom count. Concerned with the project's impact to evacuation routes. Cited a number of projects in development and asked for review of all impacts
2. Mickey Flacks, Housing Authority County of Santa Barbara, stated the project can provide 42% of affordable housing and furthers the goals of Plan Santa Barbara to increase rental and affordable housing. Asked that the project be moved forward. Asked for a traffic impact EIR to consider the impacts on traffic.
3. Brad Frohling, Hillside House Board Member, feels the project has integrity and has met many of the community's concerns, such as public access, creek restoration, and dedicated open space.
4. Shannon O'Bryan would like to see financial disclosure for the project to address concern over potential for incompleteness of the project. Would also like traffic and parking studied. Felt that 46 units/acre is higher density than anything else in Santa Barbara.
5. Don Jones stated that Hillside House has been a very good neighbor, but the project would make it a poor neighbor because of the potential increase in traffic and density.
6. Heike Kilian asked that the EIR be looked at in conjunction with other EIRs being conducted in the Valley, such as Valle Verde. Would like to see a better baseline of traffic on Veronica Springs; does not see anything that counts the traffic flow.
7. William and Gail Kennedy submitted a written letter and were not able to stay for the hearing.

With no one else wishing to speak, the public hearing was closed at 1:57 P.M.

Scott Schell, Associated Transportation Engineers, answered Planning Commission questions about including the Elings Park project when considering cumulative traffic impacts in the Las Positas Valley. Impact to Mission/Hwy 101 area was not included in the scope of work, but will be considered as part of the traffic analysis.

Staff responded to the Commission's comments on surrounding impacted intersections. Staff stated that all impacted intersections will be considered in the traffic study and it will be based upon the project's trip distribution. Clarified how the number of residential units per acre is calculated, both based upon the current Santa Barbara County zoning designation of Design Residential (DR) and the City's zoning designation. Both the Planning Commission and members of the public asked if an economic study of the proposed project would be provided. Staff responded that economic feasibility is not considered unless the project results in financial impacts that result in physical impacts on the environment. Unless this can be demonstrated, a financial feasibility report would not be a part of the EIR.

Staff responded that the Transportation Division may use some data generated from the Plan Santa Barbara traffic model, but could not comment if the model can be used for specific projects. Staff will ask Transportation Staff if it can be used on specific projects.

The Commissioners made the following comments:

1. Commissioner Jacobs expressed concern that the Plan Santa Barbara traffic model could not be used on a project specific basis and also requested that cumulative traffic impacts be evaluated in the Las Positas Valley. She was surprised that aesthetic impacts were not included in the EIR scope of work. With regard to a financial analysis, suggested that Staff look at what happened to St. Francis Hospital – they wanted rezoning for office buildings based on the financial need of the hospital, but then the hospital failed and left residual office space in a residential neighborhood. Asked that the EIR include an alternative that would analyze the impacts if the development were to be more similar to the surrounding neighborhood.
2. Commissioner Thompson felt the project has a higher density than the surrounding neighborhood.
3. Commissioners Thompson and White would like to ensure the drainage proposal is consistent with the City's regulations, that neighborhood compatibility is evaluated; and to study traffic impacts. Adequate mitigation measures are needed to address impacts.
4. Commissioner White would like to ensure that the project and its increased use of water can be found consistent with Charter Section 1507. Feels that increased water usage would adversely effect the city's ability to provide water to the entire city. Appreciated the onsite transit stop, but would like reassurance that this will remain an ongoing transit stop. Would like to hear more about the bedroom count per unit.
5. Commissioner Bartlett would like to see sustainability aspects of the project explored. Would like to have employee parking issue addressed.
6. The majority of the Commission was concerned with traffic impacts.
7. Commissioner Lodge asked that Veronica Springs Road be included in the traffic study.

Scott Vincent, Assistant City Attorney, stated that the request from the public for financial feasibility study investigating the applicant's desire to fund their endowment would not address environmental effects of the project and therefore not a proper topic for the

environmental review. Stated CEQA guidelines address how economic effects are addressed and suggested looking at the short term impacts of the project going forward and what happens if the project does not get completed.

During deliberations about project alternatives, some Commissioners recalled that during prior concept review, a neighborhood market was considered, but not explored.

Mr. Vincent stated that project alternatives are a reasonable range of feasible alternatives, and if they are not economically feasible, then the proposed alternative is not considered feasible. The alternatives presented must also meet the majority of the project's goals.

With regard to zoning, Mr. Lawson responded that currently the site is within the County and is zoned 4.6 units/acre and the surrounding zoning is 5 units/acre.

Mr. Lawson reiterated that the 30 day public comment period begins 9/16/09 and ends 10/15/09

**V. ADMINISTRATIVE AGENDA**

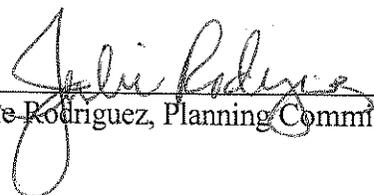
**ACTUAL TIME: 2:33 P.M.**

- A. Committee and Liaison Reports.
  - 1. Staff Hearing Officer Liaison Report
    - None
  - 2. Other Committee and Liaison Reports
    - a. Commissioners White and Lodge reported on attending the opening of the Mercy Housing Project.
    - b. Commissioner Jacobs encouraged the Commission and the public to attend "First Thursday" in the downtown area.

**VII. ADJOURNMENT**

Chair Larson adjourned the meeting at 2:37 P.M.

Submitted by,

  
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Julie Rodriguez, Planning Commission Secretary