



# City of Santa Barbara Planning Division

## PLANNING COMMISSION MINUTES

August 12, 2010

### CALL TO ORDER:

Chair Bartlett called the meeting to order at 1:01 P.M.

### I. ROLL CALL

Chair Bruce Bartlett, Vice-Chair John Jostes, Commissioners Charmaine Jacobs, Mike Jordan, Stella Larson, Sheila Lodge, and Deborah L. Schwartz.

Commissioner Larson arrived at 1:04 P.M.

Commissioner Jacobs arrived at 1:07 P.M.

### STAFF PRESENT:

Bettie Weiss, City Planner

N. Scott Vincent, Assistant City Attorney

Rob Dayton, Principal Transportation Planner

Steve Foley, Supervising Transportation Planner

Allison De Busk, Project Planner

Irma Unzueta, Project Planner

Suzanne Riegle, Assistant Planner

Chelsey Swanson, Associate Transportation Planner

Julie Rodriguez, Planning Commission Secretary

### II. PRELIMINARY MATTERS:

A. Action on the review of the following Draft Minutes and Resolutions:

1. Draft Minutes of June 17, 2010 Continued from July 15, 2010
2. Draft Minutes of July 15, 2010
3. Resolution 007-10  
402 S. Hope Avenue
4. Resolution 008-10  
512 Bath Street

### MOTION: Schwartz/Jostes

Approve the minutes and resolutions as corrected.

This motion carried by the following vote:

Ayes: 6 Noes: 0 Abstain: As noted. Absent: 1 (Jacobs)

Commissioner Larson abstained from the Minutes of June 17, 2010.

Commissioners Jostes and Lodge abstained from the Minutes and Resolutions of July 15, 2010.

Commissioner Bartlett abstained from Resolution 008-10 and related Minutes of July 15, 2010.

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

None.

- C. Announcements and appeals.

Ms. De Busk made the following announcements:

1. The appeal of 401½ Old Coast Highway will be heard by City Council on Tuesday, August 17, 2010. Commissioner Lodge will represent the Commission.

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

Chair Bartlett opened the public hearing at 1:07 P.M. and, with no one wishing to speak, closed the hearing.

### III. NEW ITEM:

ACTUAL TIME: 1:07 P.M.

#### EX PARTE COMMUNICATION:

Commissioner Jordan disclosed an ex parte communication with Bill Collier, Downtown Organization regarding his thoughts on the project.

#### APPLICATION OF BRIAN CEARNAL, ARCHITECT FOR VICTORIA STREET PARTNERS, LLC, 34 W. VICTORIA STREET, 039-131-016, C-2 COMMERCIAL ZONE, GENERAL PLAN DESIGNATION: OFFICES AND RESIDENTIAL (MST2009-00266)

The project involves the redevelopment of a 1.35-acre site located at the northern corner of Victoria and Chapala Streets. The project includes demolition of the existing 20,125 square foot commercial building (formerly occupied by Vons supermarket) and associated parking lot, and the construction of a new mixed-use development containing 23,125 square feet of commercial space and 37 residential condominiums above an underground parking garage containing 78 parking stalls. Sixty-one bicycle parking stalls would be provided. The mural located on the existing building wall along Victoria

Street is proposed to be relocated and incorporated into the new building along the Chapala Street façade as part of the project.

The commercial development would include approximately 14,703 square feet of market, 7,490 square feet of commercial/retail and 932 square feet of miscellaneous/accessory floor area, and 39 parking stalls. Two of the parking stalls would be reserved as "car-share" spaces.

The residential development includes 37 units (32 market-rate units and 5 inclusionary units) comprised of 5 studios, 29 one-bedroom units and 3 two-bedroom units, with 39 assigned parking stalls. The residential portion of the development also includes 7,577 square feet of accessory area that consists of two guest rooms, a club room, a lobby, individual storage units and miscellaneous accessory space.

Public improvements including new sidewalk, curb and gutter and street trees are required. Vehicular access to the underground parking garage would be provided from Chapala Street. Grading is anticipated to consist of approximately 20,000 cubic yards of cut.

The discretionary applications required for this project are:

1. A Development Plan to allocate 3,000 square feet of nonresidential square footage from the Minor and Small Addition categories (SBMC §28.87.300); and
2. A Tentative Subdivision Map for a one-lot subdivision to create thirty-seven (37) residential condominium units, and 23,125 square feet of commercial condominium space (that may be divided into as many as three condominium units) (SBMC 27.07 and 27.13).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15332.

Case Planner: Allison De Busk, Project Planner  
Email: ADebusk@SantaBarbaraCA.gov

Phone: 805-564-5470, ext. 4552

Case Planner: Allison De Busk, Project Planner, gave the Staff presentation.

Marge Cafarelli, Urban Developments, gave introductory remarks and introduced the applicant team of Brian Cearnal and Joe Andrulaitis, Cearnal Andrulaitis Architects; Pam Post and Tim Hazeltine, Post/Hazeltine Consultants; Bob Cunningham, Landscape Consultant; Scott Schell, Traffic Consultant; Ken Marshall, Environmental Consultant; Sherry Villanueva, Public Market Project Manager. Mr. Cearnal gave the applicant presentation.

Chair Bartlett opened the public hearing at 1:52 P.M.

Michael Drury and Robert Adams, Historic Landmarks Commissioners (HLC), believe that it is a good project and provided additional recommendations on areas of the project that could be changed to maintain the public view corridors of the Arlington Theatre. Additional

details will be worked out with the applicant during further HLC review to provide good framing, view protection, and landscaping.

The following people spoke in support of the project:

1. Ann Hutchins
2. Teri Lee
3. Mitchell Sjerven, Owner of Bouchon Restaurant

The following people were in support of the project with concerns:

1. Wally Ronchietto, Owner of Café Buenos Aires Restaurant, liked the project, but remained concerned with the limited parking and impact to neighboring businesses.
2. Dave Lombardi, Owner of Fast Frame, also liked the project, but shared the concern with the limited parking and asked the Commission to give consideration to the parking impact of fewer parking spaces resulting from the project.

Mr. Lombardi submitted a petition signed by 29 neighboring businesses sharing the same concern.

With no one else wishing to speak, the public hearing was closed at 2:15 P.M.

**MOTION: Jostes/Schwartz**

**Assigned Resolution No. 009-10**

Approved the project, making the findings for the Development Plan and Tentative Subdivision Map as outlined in the Staff Report, subject to the Conditions of Approval in Exhibit A of the Staff Report, with the following revisions to the Conditions of Approval: 1) Applicant to apply for Landmark or Structure of Merit status for the mural that will be relocated to the Chapala Street frontage based on Historic Landmark Commission's (HLC) direction; 2) provide greater clarity on the management and operational details; 3) restudy areas adjacent to the southwest corner of the Arlington Theater to provide greater pedestrian width and pedestrian movement; 4) Applicant shall work with the Public Works Department to facilitate the use of solar water heating through provision of a single meter, and 5) allow for secured bicycle parking facility to be split between the underground parking facility and for public bicycle parking adjacent to the public market located within the four locked areas subject to HLC approval; 6) the Applicant shall work with the HLC to study the southeast corner of the market.

This motion carried by the following vote:

Ayes: 5 Noes: 2 (Jacobs, Lodge) Abstain: 0 Absent: 0

**RECUSALS:** To avoid any actual or perceived conflict of interest, the following Commissioners recused themselves from hearing the following two agenda items:

Commissioner Bartlett recused himself due to his firm doing work on a related project for the Applicant.

Commissioner Larson recused herself due to her husband working for Santa Barbara Cottage Hospital.

Chair Bartlett called for a recess at 4:26 P.M. and Commissioner Jostes reconvened the meeting as Chair at 4:39 P.M.

IV. **DISCUSSION ITEM**

**ACTUAL TIME: 4:39 P.M.**

**APPLICATION OF SUZANNE ELLEDGE, AGENT FOR SANTA BARBARA COTTAGE HOSPITAL (SBCH), 320 WEST PUEBLO STREET, APNS: 025-100-001; 025-061-015; & 025-171-050; SP-8 HOSPITAL ZONE, GENERAL PLAN DESIGNATION: MAJOR PUBLIC AND INSTITUTIONAL/MEDICAL CENTER (MST2003-00152)**

Staff will present a progress report of Santa Barbara Cottage Hospital's construction activities for the past five years. The report will include the status of the project schedule, tree protection, construction traffic, solid waste reduction, other issues and concerns identified during construction, and accomplishments. **No formal action on the project will be taken during this discussion item.**

Case Planner: Irma Unzueta, Project Planner

Email: IUnzueta@SantaBarbaraCA.gov

Phone: 805-564-5470, ext. 4562

Irma Unzueta, Project Planner, gave the Staff presentation.

Suzanne Elledge, Susan Elledge Planning and Permitting Services, gave the applicant presentation.

Chair Jostes opened the public hearing at 5:06 P.M., and with no one wishing to speak, closed the hearing.

The Planning Commission acknowledged that the Applicant and Staff's mitigation monitoring efforts have been successful, as indicated by the small number of complaints received given the scale and magnitude of the project, and the absence of any public comments received for the hearing.

V. **SUBSTANTIAL CONFORMANCE DETERMINATION REQUEST:**

**ACTUAL TIME: 5:11 P.M.**

**RECUSALS:** To avoid any actual or perceived conflict of interest, the following Commissioners recused themselves from hearing this item:

Commissioner Bartlett recused himself due to his firm doing work on a related project for the Applicant.

Commissioner Larson recused herself due to her husband working for Santa Barbara Cottage Hospital.

**APPLICATION OF SUZANNE ELLEDGE, AGENT FOR SANTA BARBARA COTTAGE HOSPITAL (SBCH), 320 WEST PUEBLO STREET, APNS: 025-100-001; 025-061-015; & 025-171-050; SP-8 HOSPITAL ZONE, GENERAL PLAN DESIGNATION: MAJOR PUBLIC AND INSTITUTIONAL/MEDICAL CENTER (MST2003-00152).**

On March 24, 2005, the Santa Barbara Cottage Hospital (SBCH) Modernization Plan was approved by the Planning Commission, which is currently under construction. Due to recent changes in both state and federal law, requiring the hospital to maintain sufficient provisions and medical supplies to operate for 96 hours in the event of an emergency, the hospital is requesting a Substantial Conformance Determination. The request is to allow the expansion of the approved basement floor area by 10,600 square feet (s.f.) to accommodate the storage of such provisions. The proposal does not increase the building's footprint. The request would require City Council to approve an allocation of 10,600 s.f. of new non-residential square footage under SBMC§28.87.300 under the dual designation of Community Priority and Economic Development.

The Community Development Director will ultimately make a determination as to whether the proposed changes are in substantial conformance with the approved project. The purpose of the discussion is to allow the Planning Commission an opportunity to review the proposed changes to the approved project and provide input to the Community Development Director with regard to the Substantial Conformance Determination request, and to provide a recommendation to the City Council with regard to the square footage allocations.

**Required Applications**

The discretionary applications required for this project are:

1. A Substantial Conformance Determination that the additional construction of 10,600 square feet of nonresidential development is consistent with the previously approved the Development Plan Approval, (SBMC §28.87.300 & 28.94.050 ); and

2. Recommendation to City Council to allocate 10,600 s.f. of additional non-residential square footage to the project under Economic Development with a dual designation as a Community Priority.

The Planning Commission certified the Final Environmental Impact Report (FEIR) for the project on March 24, 2005 pursuant to the California Environmental Quality Act Guidelines Section 15091. An addendum to the certified FEIR was prepared pursuant to California Environmental Quality Act Guidelines Section 15164.

Case Planner: Suzanne Riegle, Assistant Planner

Email: SRiegle@SantaBarbaraCA.gov

Phone: 805-564-5470, ext. 2687

Suzanne Riegle, Assistant Planner, gave the Staff presentation.

Susan Elledge, Susan Elledge Planning and Permitting Services, gave the applicant presentation.

Chair Jostes opened the public hearing at 5:13 P.M. and with no one wishing to speak closed the hearing.

**MOTION: Lodge/Schwartz**

Recommended that the Community Development Director approve the Substantial Conformance Determination Request finding that it is consistent with the previously approved Development Plan approval, and recommended that City Council make a preliminary and final allocation of 10,600 square feet of non-residential square footage under the designation of economic development with a dual designation as a community priority.

This motion carried by the following vote:

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

**VI. ADMINISTRATIVE AGENDA**

**ACTUAL TIME: 5:17 P.M.**

The Administrative Agenda was continued to the Planning Commission meeting of August 19, 2010.

**VII. ADJOURNMENT**

Chair Jostes adjourned the meeting at 5:17 P.M.

Submitted by,

  
Julie Rodriguez, Planning Commission Secretary

