



# City of Santa Barbara Planning Division

## PLANNING COMMISSION MINUTES

September 22, 2011

### CALL TO ORDER:

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

### I. ROLL CALL

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

**Commissioner Charmaine Jacobs arrived at 1:15 P.M.**

### STAFF PRESENT:

Allison De Busk, Project Planner  
N. Scott Vincent, Assistant City Attorney  
Steve Foley, Supervising Transportation Planner  
Melissa Hetrick, Project Planner  
Liz Limon, Project Planner  
Kathleen Kennedy, Associate Planner  
Stacey Wilson, Associate Transportation Planner  
Kelly Brodison, Assistant 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 August 25, 2011
  2. Draft minutes of September 1, 2011
  3. Draft minutes of September 8, 2011
  4. Resolution 017-11  
502 E. Micheltorena Street
  5. Resolution 018-11  
End of Mesa Lane

**MOTION: Jordan/Lodge**

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 Jostes abstained from the Minutes of September 1, 2011.

Commissioner Jordan abstained from Resolution 018-11 and related Minutes of September 8, 2011.

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

Planner Allison De Busk announced that Item III., 404 William Moffet Place has been continued to October 6, 2011.

- C. Announcements and appeals.

None.

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

Chair Jostes opened the public hearing at 1:01 P.M. and, with no one wishing to speak, closed the hearing.

**III. CONSENT ITEM: CONTINUED FROM SEPTEMBER 8, 2011.**

**APPLICATION OF ROGER RONDEPIERRE, ATLANTIC AVIATION, 404 WILLIAM MOFFETT PLACE, 073-045-003, A-F, S-D-3, AIRPORT FACILITIES AND COASTAL OVERLAY ZONES, GENERAL PLAN DESIGNATION: MAJOR PUBLIC AND INSTITUTION (MST2011-00270, CDP2011-00008) CONTINUED TO OCTOBER 6, 2011.**

The project consists of the installation of three 2,820 square foot prefabricated hangars on existing paved aircraft parking ramp at Atlantic Aviation's leasehold on Santa Barbara Airport property. The project would replace five aircraft tie-down spaces with three general aviation T-hangars (small airplane hangars shaped like a capital "T"). These hangars would be owned by Atlantic Aviation and leased to airplane owners who want a secure, enclosed space for their airplane. The new hangars will replace three older T-hangars that were removed as part of construction of the new Airline Terminal.

The discretionary application required for this project is a Coastal Development Permit (CDP2011-00008) to allow construction of three prefabricated T-hangars in the Appealable Jurisdiction of the City's 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(c).

Case Planner: Andrew Bermond, Assistant Planner  
Email: ABermond@SantaBarbaraCA.gov

Phone: 805-692-6032

IV. NEW ITEM:

ACTUAL TIME: 1:01 P.M.

APPLICATION OF JAY BLATTER AND JULIE GUAJARDO-MCGEEVER OF HOCHHAUSER BLATTER ARCHITECTS, ARCHITECT FOR MARK AND VALERIE MALDONADO, 1820, 1822, 1826 DE LA VINA STREET; APN: 027-022-022, -023, -024; R-4 ZONES, GENERAL PLAN DESIGNATION: RESIDENTIAL 12 UNITS/ARCE (MST2009-00536)

The proposed project consists of a 40-bedroom Residential Care Facility for the Elderly (RCFE) designed to serve seniors suffering from Alzheimer's or various forms of dementia. Proposed construction includes a two-story, 24,128 net square foot building (25,400 gross sq. ft.). There is a sub-level cellar for food storage, laundry and mechanical equipment measuring 2,210 net square feet, and the first and second floors would be 8,581 and 13,337 net square feet, respectively. The project also includes 20 on grade parking spaces, of which 16 are covered and 4 are uncovered. The site contains an oak tree that is proposed to be preserved and included as part of the new site plan. The project consists of the demolition of the six existing structures on site, including three houses (two of which are duplexes), two garages and one shed. Including attics, the floor area of the six existing structures totals 8,251 net square feet. A total of 11,228 net square feet of floor area on the first and second floors would be dedicated to residential rooms, which range from 294 to 376 square feet in size. Each room would have a private sink, a studio living/bedroom area, and in most cases would share a bathroom with the adjacent room. Common amenities total 10,690 square feet, and include a commercial kitchen, dining area, wellness center, activity spaces, sunrooms, bathrooms and service areas. Individual bedrooms do not have kitchens or kitchenettes, and would not qualify as "dwelling units."

**Project Operations:** The facility would be licensed to provide non-medical residential care by the State of California, Department of Community Care Licensing as a RCFE. Since residents rarely go outside, activity areas would be focused within internal common spaces. Common interior space available to residents totals 3,399 square feet (excluding administration, kitchen, storage, bathing, wellness office and other service areas). However, 21% of the site is proposed as useable landscape/open area (5,692 square feet).

The project has been designed to consist of three small "neighborhoods" within the building. Each neighborhood would include 11 to 15 bedrooms. Each neighborhood would also have a common living/dining/activities area. Stations for direct care staff, bathing and medications storage would be located in each neighborhood. The project would offer residents three meals a day, personal care services, medications oversight, activities and transportation to medical services and outdoor activities as part of the regular daily program. The community would be staffed twenty-four hours a day. Shift changes occur three times daily: 7am, 3pm and 11pm. The daytime shift is staffed most heavily and would include a

maximum of twelve employees at any one time. Residents do not drive, and would be transported to activities and appointments by a dedicated facility van.

The discretionary application required for this project is a Conditional Use Permit to allow a Residential Care Facility for the Elderly (RCFE) in a residential zone (SBMC §28.94.030.R). The Planning Commission will consider approval of the Final Mitigated Negative Declaration prepared for the project pursuant to the California Environmental Quality Act Guidelines Section 15074.

Case Planner: Kelly Brodison, Assistant Planner  
Email: KBrodison@SantaBarbaraCA.gov

Phone: 805-564-5470, ext. 4531

Kelly Brodison, Assistant Planner, gave the Staff presentation. Steve Foley, Supervising Transportation Planner; Stacey Wilson, Associate Transportation Planner; and Scott Schell, Principal Transportation Planner, Associate Transportation Engineers were available to respond to the Commission's questions.

Jay Blatter, Hochhauser Blatter Architects, gave the applicant presentation. Chair Jostes paused Mr. Blatter's presentation at 1:17 P.M. while technical issues were resolved and resumed the presentation at 1:23 P.M. David Black, landscape architect, was available to answer any of the Commission's questions.

Gary Mosel, Architectural Board of Review (ABR), summarized the ABR's initial concerns with the height and massing stating that they were later resolved and looks forward to the project returning for further review.

Bill Spiewak, Consulting Arborist, responded to the Commission's questions regarding the protection of the Oak tree.

Chair Jostes opened the public hearing at 2:16 P.M.

The following people spoke in support of the project:

1. Edward Steinfeldt
2. Ron Schaefer
3. Justin Van Mullem, On Design Architects
4. Rhonda Spiegel, Executive Director, Alzheimer's Association- California Central Coast Chapter

The following people spoke in opposition to the project or with concerns:

1. Dawn Barnier, neighbor, was concerned with the traffic analysis and parking analysis; employee parking; and many unknown variables.
2. Bill Spencer, neighbor, was concerned with the size, bulk, and scale of the project and impact to neighborhood's quality of life.
3. Keri Dickerson, neighbor, was concerned with visitor parking and the loading and unloading impact to De la Vina Street.

With no one else wishing to speak, the public hearing was closed at 2:38 P.M.

**MOTION: Schwartz/Bartlett**

**Assigned Resolution No. 019-11**

Adopted the Final Mitigated Negative Declaration, with the following revision to mitigation measure BIO-2: three 15-gallon trees, rather than three 48-inch box trees shall be required if the existing oak requires replacement; and approved the Conditional Use Permit (CUP) making the findings outlined in the Staff Report of September 15, 2011, and subject to the Conditions of Approval in Exhibit A of the Staff Report with the following revisions/additions to the Conditions of Approval:

- 1) Applicant shall work with the Architectural Board of Review (ABR) to create a street frontage that reuses all existing sandstone on site to the maximum extent feasible;
- 2) The CUP is approved for an elder care facility only;
- 3) All employees and residents shall park on site only;
- 4) A Parking Management Plan shall be put in place to manage on-site parking and ensure that residents and staff do not park off-site;
- 5) The Applicant shall provide 2-4 additional bike parking spaces;
- 6) There shall be no on-street deliveries other than UPS, FedEx, etc.;
- 7) To minimize impacts to on-street parking, the Applicant shall contract with a valet parking company to manage onsite parking for special events, specifically, Mothers Day, Father's Day, Thanksgiving and Easter so that at least 30 parking spaces are provided onsite;
- 8) Applicant shall report back to the Planning Commission 2 years post occupancy to review effectiveness of CUP conditions;
- 9) Incorporate the following additional tree protection measures:
  - a) Remove the ivy around the tree prior to commencement of construction;
  - b) Any oak compatible plantings within the tree protection zone shall not be larger than one-five gallon in size and irrigated through establishment with drip irrigation without any below ground trenching. Drip irrigation up to 9' from the trunk should not be used in the late spring through early fall,
  - c) Tree pruning, where limbs may conflict with equipment and proposed structures, shall be done prior to excavation and grading. Pruning shall be performed or supervised by a qualified Certified Arborist. The project arborist shall review the goals with workers prior to commencement of any tree pruning. Tree workers shall be knowledgeable of ISA Best Management Practices for Tree Pruning,
  - d) The project arborist shall monitor activities on the site throughout the duration of the project. This would be frequent during fencing installation, excavation and grading, and less frequent as the project progresses, provided fences remain upright and the tree protection zone (TPZ) is not violated,
  - e) There shall be no utilities or trenching through the TPZ,
  - f) The TPZ shall be void of all activities, including parking vehicles, operation of equipment, storage of materials and dumping (including temporary spoils from excavation),

- g) Temporary construction fencing shall be maintained in an upright position throughout the duration of construction,
- h) If the oak is impacted from root damage (even minimally), it shall be sprayed in the early spring and late summer with permethrin (Astro or Conserve) to help resist attack of oak bark beetles. The application of the chemical shall be applied to the lower six feet of trunk. Treatments shall be repeated for at least two years after completion of the project construction or if drought prevails for longer periods. Application of pesticide is recommended but not required,
- i) It may be determined by the project arborist that supplemental irrigation is necessary to aid the tree if it incurs root loss and/or during hot and dry periods.

This motion carried by the following vote:

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

Commissioners Jordan and Jacobs could not support the motion due to the impact the project would have on De la Vina Street parking.

Chair Jostes called for a recess at 4:11 P.M. and resumed the meeting at 4:25 P.M. Commissioner Jacobs returned to the dais at 4:32 P.M.

V. **ENVIRONMENTAL HEARING:**

**ACTUAL TIME: 4:27 P.M.**

**APPLICATION OF CITY OF SANTA BARBARA, COMMUNITY DEVELOPMENT DEPARTMENT, PLAZA DE LA GUERRA, APN: 037-092-037, P-R/ C-2 (PARK AND RECREATION/ COMMERCIAL) ZONES, GENERAL PLAN DESIGNATION: MAJOR PUBLIC AND INSTITUTIONAL (MST2007-00496)**

This parcel includes City Landmarks: "City Hall and California Pepper Tree." The project consists of lowering the grade of the lawn area to be flush with the U-road; replacing the U-road surface and sidewalks in concrete; eliminating five curbside parking spaces in the U-road; adding one parking space on De la Guerra Street; widening the sidewalk by 4.5 feet on the western side of the Plaza; adding a new crosswalks across De la Guerra Street at the Plaza entry; installing new amenities including lighting; replacing and upgrading of underground utilities including electrical, water, gas and sewer lines; relocating the electrical main panel from the lawn area; relocating flag poles; installing landscape improvements (tree replacement and lawn/turf reduction); and installing removable bollards and truncated domes between the lawn and road surface.

The purpose of the environmental hearing is to receive comments from the Planning Commission, interested agencies and the public on the proposed EIR scope of analysis,

consistent with the provisions of the California Environmental Quality Act (CEQA) Guidelines. Written comments will be accepted through Monday, October 3, 2011.

**No formal action on the development proposal or environmental document will take place at this hearing.**

Case Planner: Kathleen Kennedy, Associate Planner

Email: [KKennedy@SantaBarbaraCA.gov](mailto:KKennedy@SantaBarbaraCA.gov)

Phone: 805-564-5470, ext. 4560

Kathleen Kennedy, Associate Planner, gave the Staff presentation, joined by Melissa Hetrick, Project Planner; Stacy Wilson, Associate Transportation Planner; Steve Foley, Supervising Transportation Planner, and Liz Limón, Project Planner.

Chair Jostes opened the public hearing at 4:39 P.M.

The following people commented on the project:

1. Kellam De Forest was concerned with the historical impact of the removal of curbing and lawn from De la Guerra Plaza that has existed since 1923.
2. Ethan Shenkman stated that the venue needs to be opened to everyone for quality of life and economic vitality. Suggested using sod instead of closing lawn area with fencing while grass grows back. Moving the flag sends a confusing message as to its significance and asked that the flag be left where it is. Suggested changing parking and traffic direction clockwise for access and event planning to better accommodate commercial utility vehicles.
3. Gary Chafe disagrees with the removal of healthy trees and does not see mitigation being made to protect the trees.

Bob Hansen submitted a speaker slip but was unable to remain for the duration of the meeting.

With no one else wishing to speak, the public hearing was closed at 4:46 P.M.

The Commissioners made the following comments:

1. Commissioner Lodge would like the environmental analysis to look at the impact of removing the parking spaces that currently exist along the interior of the road near City Hall. Removing the parking spaces near Storke Placita at the end of the loop would not have as much of a benefit as would removal of other parking spaces in the loop. Would also like to see benches added again on the lawn area.
2. Commissioner Jordan was intrigued by the curbing removal and reduction of the lawn area and wondered whether the curbing and lawn were historical.
3. Commissioner Jostes appreciated the brevity of the Initial Study and was interested in finding out how the General Plan Update would be incorporated into the EIR.

**VI. ADMINISTRATIVE AGENDA**

**ACTUAL TIME: 4:54 P.M.**

A. Committee and Liaison Reports.

1. Staff Hearing Officer Liaison Report

Commissioner Larson reported on the Staff Hearing Officer meeting held on September 21, 2011.

2. Other Committee and Liaison Reports

- a. Commissioner Larson reported on Historic Landmarks Commission meeting of September 14, 2011.
- b. Commissioner Jordan announced that the Downtown Organization's fall mixer will be held tonight at SOHO from 5-7 p.m.
- c. Commissioner Jordan announced that the Chamber of Commerce will hold its Membership Mixer tonight from 5:30 to 7:30 P.M.
- d. Commissioner Jordan announced that the Creek Week Closing Celebration would be held from 11 A.M. to 3 P.M. at the Watershed Resource Center at Arroyo Burro Beach.
- e. Commissioner Jacobs announced that the final awards for Santa Barbara Beautiful will take place on Sunday from 4-6 P.M. at the Music Academy of the West.
- f. Commissioner Lodge reported on the Water Commission meeting of September 12, 2011.

**VII. ADJOURNMENT**

Chair Jostes adjourned the meeting at 4:59 P.M.

Submitted by,

  
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Julie Rodriguez, Planning Commission Secretary