



City of Santa Barbara Planning Division

PLANNING COMMISSION MINUTES

May 17, 2012

CALL TO ORDER:

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

I. ROLL CALL

Chair Sheila Lodge, Vice Chair Mike Jordan, Commissioners Bruce Bartlett, John P. Campanella, and Addison Thompson.

Absent: Commissioners Larson and Schwartz were absent.

STAFF PRESENT:

Pat Kelly, Assistant Public Works Director
Bettie Weiss, City Planner
John Ledbetter, Principal Planner
Danny Kato, Senior Planner
N. Scott Vincent, Assistant City Attorney
Rob Dayton, Principal Transportation Planner
Michael Berman, Project Planner/Environmental Analyst
Jessica Grant, Project Planner
Bea Gularte, Project Planner
Malinda Reese, Project Engineer
Julie Rodriguez, Planning Commission Secretary

II. PRELIMINARY MATTERS:

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

1. Draft Minutes of May 3, 2012
2. Resolution 007-12
122 Santa Barbara Street
3. Resolution 008-12
404 William Moffet Place

MOTION: Thompson/Barlett

Approve the minutes and resolutions as corrected.

This motion carried by the following vote:

Ayes: 4 Noes: 0 Abstain: 1 (Jordan) Absent: 2 (Larson, Schwartz)

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

None.

C. Announcements and appeals.

Mr. Kato announced that the appeal of the Planning Commission's decision of 1085 Coast Village Road has been rescheduled from May 15, 2012 to June 26, 2012.

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

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

III. DISCUSSION ITEM:

ACTUAL TIME: 1:04 P.M.

UPDATE OF PUBLIC WORKS DEPARTMENT, ENGINEERING DIVISION FOR LOWER MISSION CREEK FLOOD CONTROL PROJECT (MST2008-00360/CDP2008-00012)

The approved project would increase hydraulic capacity of Mission Creek from Canon Perdido to Cabrillo Boulevard. The creek channel would be widened, and bridges would be removed and replaced with new bridges that provide additional floodwater capacity. Vertical creek banks would be constructed, creek banks would be restored, and fish passage features would be installed. Changes to the project include changes in creek width, the sequence of construction of project elements, creek bank configuration north of Highway 101, use of rock weirs, boulder clusters centered in the creek bed (instead of on the edge) for fish refuges, and replacing cobbles with sand for Goby breeding purposes.

The purpose of the project update is to allow the Planning Commission and the public an opportunity to be advised regarding refinements in the proposed project design required by permit conditions of approval, funding source and implementing agency changes, and by value engineering studies. **No formal action on the project will be taken.**

Case Planner: Michael Berman, Project Planner/Environmental Analyst

Email: MBerman@SantaBarbaraCA.gov

Phone: 805-564-5470, ext. 4558

Pat Kelly, Assistant Public Works Director, gave the Staff presentation.

Tom Fayram, Santa Barbara County, was present to answer any of the Commissioner's questions, and thanked the City of Santa Barbara Staff for all its efforts in working together on implementing the project.

Chair Lodge opened the public hearing at 1:42 P.M.

Brian Trautwein, Environmental Defense Center, spoke in support of the project and would like to work with the city on minimizing vertical walls before final designs are approved.

With no one else wishing to speak, the public hearing was closed at 1:46 P.M.

The Commission appreciated the update. Commissioner Jordan encouraged looking for further opportunities for less vertical walls, greater habitat enhancement and greater planting.

IV. NEW ITEM:

ACTUAL TIME: 1:51 P.M.

HEARING TO INITIATE ZONING AMENDMENTS RELATED TO A NON-RESIDENTIAL GROWTH MANAGEMENT PROGRAM AND A REVIEW PROCESS FOR NEW BUILDINGS TALLER THAN 45 FEET

The purpose of the meeting is to initiate amendments to the City's Zoning Ordinance including the Development Plan Ordinance (DPO), SBMC §28.87.300 and Council Resolution No. 09-058 to carry out recently adopted General Plan Policy LG2, Limit Non-Residential Growth and LG7, Community Benefit Non-Residential Land Uses. Amendments are also proposed to the definitions section of the Transfer of Existing Development Rights (TEDR) Ordinance Chapter 28.95 and the building height sections in the C-2, C-M, M-1 and OM-1 zones that allow 60 feet in height (SBMC §28.66.050, §28.69.050, and §28.72.050). Staff is requesting Planning Commission input and discussion into key ordinance provisions for preparation of the amendments.

Case Planner: Bea Gularte, Project Planner
Email: BGularte@SantaBarbaraCA.gov

Phone: 805-564-5470, ext. 4558

Bea Gularte, Project Planner, gave the Staff presentation.

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

Kellam DeForest thought the Community Benefit definitions were too broad. Also believed that new buildings taller than 45' would impact the whole city, neighborhood compatibility, and aesthetics. Mr. DeForest suggested that any building taller than 45' be reviewed by City Council. Mr. DeForest later added that neighbors are not currently noticed for Council designations on Community Benefit.

With no one else wishing to speak, the public hearing was closed at 2:19 P.M.

Planning Commissioner's Comments:

Small Additions:

1. Commissioners Bartlett, Jordan, Thompson suggested leaving the small addition allocation distribution at 2,000/per parcel.
2. Commissioners Thompson, Campanella and Bartlett suggested rolling over any unused allocation in the small addition category so that we have flexible allocation for any future boom.

Straw Vote:

Staff to work out concept annually that the unused balance of the small addition allocation rolls over into Community Benefit or is kept in Small Addition, to be determined when annual report is presented to Planning Commission.

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

Community Benefit Process:

1. Commissioner Thompson liked option 3, but could support 2.
2. Commissioner's Bartlett and Lodge liked option 2.
3. Commissioner Jordan liked either option 2 or 3.
4. Commissioner Lodge likes option 3.

Straw Vote:

Preference for option 2: Allocation in the beginning of the process for the allocation of Community Benefit at Council. No Planning Commission Recommendation on allocation.

Ayes: 3 (Bartlett, Lodge, Thompson) Noes: 0 Abstain: 0 Absent: 2 (Larson, Schwartz)

Staff likes option 2, but appreciated the feedback on options 2 and 3. After discussion, the Commission took another straw vote on option 2.

Straw Vote:

Preference for option 2

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

Community Benefits Projects – Definition.

Ms. Weiss sought input on the definition presented.

1. Commissioners Lodge and Jordan wanted clarification on what constitutes Green Economic Development.

2. Scott Vincent, Assistant City Attorney, recommended thinking of structures and systems that do not lend themselves to any other use than what is being placed in the area of Green Economic Development.

Development Plan Findings (Standards for Review)

1. Commissioner Lodge inquired about the Transfer of Economic Development Rights (TEDR) and how it relates to the Development Plan Ordinance.
2. Commissioner Jordan will want to look at alternatives for overriding considerations when Staff returns to the Commission in June.
3. Commissioner Jordan also suggested that the sound community planning finding should also reference concerns of inconsistency with policies and programs that might not be consistent with the project.
4. The majority of the Commission supported Staff recommendations for the elimination of the water and housing findings currently required for a Development Plan.

Floor Area Definition:

The Commission was unanimous in support to allow building infrastructure to be excluded from the definition of floor area in the Development Plan Ordinance.

Community Benefits Projects that exceed 45' Height

1. Commissioner Lodge suggested that residential projects should come to the Planning Commission early in the process.
2. Scott Vincent, Assistant City Attorney, suggested that the Commission consider how much information they would need to make an informed decision on whether the proposed height of the building is acceptable or not.
3. Commissioners Thompson and Lodge agreed that the Commission review the project early enough at a concept level and give consideration to the project's use and reason for needing to be above 45' or greater; and neighborhood compatibility.
4. Projects would remain under same purview.

V. ADMINISTRATIVE AGENDA

ACTUAL TIME: 4:12 P.M.

E. Committee and Liaison Reports.

1. Staff Hearing Officer Liaison Report

Commissioner Lodge reported on the Staff Hearing Officer meeting held on May 16, 2012.

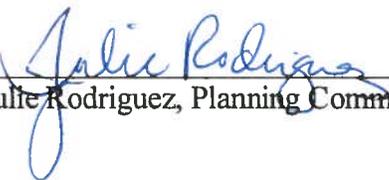
2. Other Committee and Liaison Reports

- a. Commissioner Thompson reported on Single Family Design Board meeting of May 14, 2012.
- b. Commissioner Campanella reported on the Downtown Parking Committee of May 10, 2012.
- c. Commissioner Jordan reminded the public that the Downtown Organization's Art and Wine Tour is next Thursday, May 24, 2012.
- d. Commissioner Lodge reported on the Harbor Commission meeting of April 19, 2012.

VI. ADJOURNMENT

Chair Lodge adjourned the meeting at 4:18 P.M.

Submitted by,



Julie Rodriguez, Planning Commission Secretary