



City of Santa Barbara Planning Division

PLANNING COMMISSION MINUTES

November 1, 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, Stella Larson, and Addison Thompson.

Absent: Commissioner Schwartz

STAFF PRESENT:

Danny Kato, Senior Planner
N. Scott Vincent, Assistant City Attorney
Allison De Busk, Project Planner
Kathleen Kennedy, Associate Planner
Suzanne Riegle, 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 October 4, 2012
2. Resolution 014-12
1607 Shoreline Drive

MOTION: Jordan/Thompson

Approve the minutes and resolutions as corrected.

This motion carried by the following vote:

Ayes: 5 Noes: 0 Abstain: 1 (Bartlett) Absent: 1 (Schwartz)

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

None.

- C. Announcements and appeals.

None.

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

Chair Lodge opened the public hearing at 1:02 P.M. and, with no one wishing to speak, closed the hearing.

III. NEW ITEMS:

ACTUAL TIME: 1:02 P.M.

RECUSALS: To avoid any actual or perceived conflict of interest, Commissioner Bartlett recused himself from hearing this project due to project work being done by his architectural firm, and left the dais at 1:02 P.M.

- A. **APPLICATION OF TRISH ALLEN, SUZANNE ELLEDGE PLANNING & PERMITTING SERVICES, AGENT FOR SANTA BARBARA BOWL FOUNDATION, 1130 N. MILPAS STREET, APN 029-201-004, R-3 (LIMITED MULTIPLE-FAMILY RESIDENCE) & E-1 (ONE-FAMILY RESIDENCE) ZONES, GENERAL PLAN DESIGNATION: MEDIUM HIGH DENSITY RESIDENTIAL (15-27 DU/ACRE) (MST2009-00551)**

The project consists of a new 2,210 square foot (net), one-story box office building with public restrooms, and a new pedestrian plaza and pathway with security check areas. A new shuttle bus stop and eight new bicycle parking spaces are also proposed. Sections of the sandstone walls would be removed and re-used. A new cul-de-sac, sidewalk, vehicular gate (with Fire Department Knox Box), and pedestrian gate are proposed at the termination of Lowena Drive. Grading consists of approximately 2,700 cubic yards of cut and 1,200 cubic yards of fill. The project also includes the vacation of a portion of Lowena Drive and a General Plan Map Amendment to change the land use designation from Medium High Density Residential (15-27 du/acre) to Institutional. No operational changes to the Santa Barbara Bowl are proposed.

Santa Barbara Bowl improvements proposed on the adjacent County-owned property are subject to courtesy review only and consist of restriping of the parking lot to increase parking for passenger vehicles, tour buses and semi-trailer trucks; new valet bicycle parking; new stone retaining wall and oak trees on east hillside; and the remodeling of existing 1,400 sq. ft. ticket office (Dreier Building) into a security office and conference room. Grading consists of 730 cubic yards of cut.

The discretionary applications required for this project are:

1. A Modification to allow a new 5'-3" high retaining wall that exceeds the maximum allowable height of 3'-6" within ten feet of the front lot line on Milpas Street (SBMC §28.92.110.A);

2. A Modification to allow new variable height retaining walls (max. 15') that exceed the maximum allowable height of 3'-6" within ten feet of the front lot line on Lowena Drive (SBMC §28.92.110.A);
3. A Modification to allow a new 3'-6" high guard rail on top of a new 8' maximum high retaining wall that exceeds the maximum allowable height of 8' within the six foot interior setback (SBMC §28.92.110.A);
4. A Conditional Use Permit to allow a quasi-public facility to operate in a residential zone (SBMC §28.94.030.W);
5. Initiation of General Plan Map Amendment (from Medium-High Density Residential to Institutional) (SBMC § 28.07.010); and
6. Vacation of a portion of Lowena Drive to be approved by City Council. (Under separate application to the Public Works Department)

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15303, New Construction.

Case Planner: Kathleen Kennedy, Associate Planner

Email: KKennedy@SantaBarbaraCA.gov

Phone: 805-564-5470, ext. 4560

Kathleen Kennedy, Associate Planner, gave the Staff presentation.

Trish Allen, Suzanne Elledge Planning and Permitting Process, gave the applicant presentation, joined by the project design and technical team, and Santa Barbara Bowl staff, volunteers, and committee members.

Chair Lodge opened the public hearing at 1:45 P.M.

Tobe Plough, Santa Barbara Bowl Foundation Member, spoke in support of the project.

With no one else wishing to speak, the public hearing was closed at 1:47 P.M.

MOTION: Larson/Thompson

Assigned Resolution No. 015-12

Initiated the General Plan Map Amendment and approved the project, making the findings for the Modifications and Conditional Use Permit, and forwarded a recommendation to City Council for the vacation of a portion of Lowena Drive as outlined in the Staff Report, dated October 25, 2012, subject to the Conditions of Approval in Exhibit A of the Staff Report.

This motion carried by the following vote:

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

Chair Lodge announced the ten calendar day appeal period.

ACTUAL TIME: 1:55 P.M.

Commissioner Bartlett returned to the dais at 1:55. P.M.

B. APPLICATION OF MARK MANION ATTORNEY FOR PLAZA DEL ORO LLC, 351, 361, AND 371 SOUTH HITCHCOCK WAY AND 350 AND 360 SOUTH HOPE AVENUE, APN 051-240-004, E-3/PD/SD-2 ONE-FAMILY RESIDENTIAL/PLANNED DEVELOPMENT/SPECIAL DESIGN DISTRICT TWO ZONES, GENERAL PLAN DESIGNATION: COMMERCIAL /MEDIUM-HIGH DENSITY RESIDENTIAL (MST2012-00339)

The Plaza De Oro development is sited on a 2.96-acre lot is known by the following addresses: 351, 361, and 371 South Hitchcock Way and 350 and 360 South Hope Avenue. The is currently developed with three office buildings totaling 35,000 square feet (351 S. Hitchcock Way and 350 & 360 S. Hope Ave.), a 2,965 square foot restaurant with 80 seats (361 S. Hitchcock Way), a 7,800 square foot movie theatre with 594 seats (371 S. Hitchcock Way), and a shared 150-space parking lot provides the parking for the development. The existing development is proposed to remain unaltered.

The discretionary application required for this project is an Amendment to the Conditions of Approval for the site, as required per the October 7, 1976 Board of Land Use Controls approval. The applicant is requesting to delete condition number one, which prohibited the use of offices as medical, dental or real estate offices and required annual reporting of tenant rolls.

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15301.

Case Planner: Suzanne Riegle, Assistant Planner
Email: SRiegle@SantaBarbaraCA.gov

Phone: 805-564-5470, ext. 2687

Suzanne Riegle, Assistant Planner, gave the Staff presentation. Scott Schell, Associated Transportation Engineers, was available to answer any of the Commission's questions.

Mark Mannion, Attorney for the Applicant, gave the Applicant presentation.

Chair Lodge opened the public hearing at 2:15 P.M., and with no one wishing to speak, closed the hearing.

MOTION: Bartlett/Jordan

Assigned Resolution No. 016-12

Approved the Amendment to the Conditions of Approval, eliminating Condition 1, as outlined in the Staff Report, dated October 25, 2012, subject to the Conditions of Approval in Exhibit A of the Staff Report with the following revision to the

Conditions of Approval: 1) that all parking on the property remain unassigned and shared.

This motion carried by the following vote:

Ayes: 6 Noes: 0 Abstain: 0 Absent: 1 (Schwartz)

Chair Lodge announced the ten calendar day appeal period.

ACTUAL TIME: 2:26 P.M.

C. APPLICATION OF ADAM SHARKEY, ARCHITECT FOR ALLISON ARMOUR, 2224 GIBRALTAR ROAD, APN 021-180-004, A-1 SINGLE FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MST2012-00187)

The proposed project involves an amendment to site's building envelope in order to allow the construction of a new two-car garage and the conversion of the existing two-car garage into additional living area for an existing single-family residence.

The project site is 11.46 acres and is currently developed with a 3,714 square foot two-story residence with an attached 575 square foot two-car garage. The project would convert the existing garage area into habitable space and add a new 480 square foot attached two-car garage to the north of the existing residence.

The subject parcel has a 12,135 square foot building envelope that was identified when the lot was created in 1991. The proposed new garage would be located outside of the previously identified building envelope. The applicant is proposing to amend the building envelope by relocating 535 square feet of it to the area of the proposed garage addition in order to accommodate the project.

The discretionary application required for this project is an Amendment to the previously approved Building Envelope for the site, as required per Planning Commission Resolution 012-91 and shown on the approved Final Map for 931 Mountain Drive (Subdivision Map Act § 66472.1).

An Addendum to the approved Negative Declaration has been prepared for the project pursuant to the California Environmental Quality Act Guidelines Section 15074.

Case Planner: Allison DeBusk, Project Planner

Email: ADeBusk@SantaBarbaraCA.gov

Phone: 805-564-5470, ext. 4552

Mr. Kato requested that the Planning Commission waive the Staff Report, and the Commission agreed.

Adam Sharkey, Architect, gave the Applicant presentation.

Chair Lodge opened the public hearing at 2:30 P.M., and with no one wishing to speak, closed the hearing.

MOTION: Bartlett/Larson

Assigned Resolution No. 017-12

Approved the project, making the environmental findings and the findings for the Amendment to the Final Map as outlined in the Staff Report, dated October 25, 2012, subject to the Conditions of Approval in Exhibit A of the Staff Report.

This motion carried by the following vote:

Ayes: 6 Noes: 0 Abstain: 0 Absent: 1 (Schwartz)

Chair Lodge announced the ten calendar day appeal period.

IV. ADMINISTRATIVE AGENDA

ACTUAL TIME: 2:37 P.M.

E. Committee and Liaison Reports.

1. Staff Hearing Officer Liaison Report

Commissioner Larson reported on the Staff Hearing Officer meeting held on October 31, 2012.

2. Other Committee and Liaison Reports

a. Commissioner Larson reported on the Historic Landmark's Commission meeting of October 24, 2012.

b. Commissioner Thompson reported on the Airport Commission recommendation to City Council for the naming of the Airport Terminal.

c. Commissioner Thompson reported on the Single Family Design Board meeting of October 22, 2012.

d. Commissioner Jordan reported on the Creeks Advisory Meeting of October 17, 2012.

e. Commissioner Jordan reported that he will be taking a tour of Cater Water Treatment Plant on November 30, 2012, and invited Commissioners to attend.

f. Commissioner Lodge reported on the Water Commission meeting of October 8, 2012.

g. Chair Lodge reminded all that it was First Thursday with activities taking place in the downtown corridor.

V. ADJOURNMENT

Chair Lodge adjourned the meeting at 2:45 P.M.

Submitted by,



Julie Rodriguez, Planning Commission Secretary

