



City of Santa Barbara Planning Division

PLANNING COMMISSION MINUTES

September 4, 2014

CALL TO ORDER:

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

I. ROLL CALL

Chair Deborah L. Schwartz, Vice Chair Addison Thompson, Commissioners Bruce Bartlett, John P. Campanella, Mike Jordan, Sheila Lodge, and June Pujo.

STAFF PRESENT:

Renee Brooke, Senior Planner
N. Scott Vincent, Assistant City Attorney
Matt Fore, Environmental Services Manager
Steve Foley, Supervising Transportation Planner
Dan Gullett, Project Planner
Kathleen Kennedy, Associate Planner
Barbara Shelton, Project Planner/Environmental Analyst
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 14, 2014
2. Reso No. 020-14
1605 Cecil Cook Place
3. Reso No. 021-14
Recommendation to City Council – Average Unit-Size Density Incentive Program
4. Reso No. 022-14
3626 San Remo Drive

MOTION: Lodge/Bartlett

Approve the minutes and resolutions as corrected.

This motion carried by the following vote:

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

5. Draft Minutes of August 21, 2014

Commissioners Jordan and Bartlett sought clarification on a revised motion for Item IV.

6. Reso No. 023-14
2201 Edgewater Way

MOTION: Lodge/Campanella

Approve the minutes and resolutions as corrected.

This motion carried by the following vote:

Ayes: 7 Noes: 0 Abstain: 0 Absent: 0

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

None.

- C. Announcements and appeals.

Ms. Brooke made the following announcements:

1. The semi-annual Joint City Council/Planning Commission meeting will be held next Thursday, September 11, 2014, at 9 A.M. in the David Gebhard Public Meeting Room at 630 Garden Street.
2. The regularly scheduled Planning Commission meeting of Thursday, September 11, 2014, has been cancelled.

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

Chair Schwartz opened the public hearing at 1:24 P.M. and, with no one wishing to speak, closed the hearing.

III. ENVIRONMENTAL HEARING:

ACTUAL TIME: 1:24 P.M.

RESOURCE RECOVERY PROJECT

The proposed Resource Recovery Project includes the construction and operation of a materials recovery facility and an anaerobic digester at the Tajiguas Landfill. One of the project alternatives contemplates siting the materials recovery facility component on property located at the east corner of Quinientos Street and Calle Cesar Chavez within the City of Santa Barbara. The purpose of the Environmental Hearing is to receive comments from the Planning Commission on the adequacy and completeness of the Draft Subsequent Environmental Impact Report (SEIR) prepared by the County of Santa Barbara for the Tajiguas Resource Recovery Project. Written comments on the Draft SEIR, incorporating those made by the Planning Commission, will be prepared by City staff and submitted to the

County prior to the close of the comment period at 5:00 p.m. on Wednesday, September 24, 2014. **No action on the Draft SEIR or project will be taken at this hearing.**

The Draft SEIR is available for review at the Santa Barbara County Resource Recovery & Waste Management Division office, 130 E. Victoria Street, Santa Barbara, CA 93101, and at: <http://resourcerecoveryproject.com/pages/downloads.php/environmental-documents.php>

The County of Santa Barbara will accept written and oral comments on the Draft SEIR until the close of the comment period. The County will also hold a public hearing and take public testimony on the Draft SEIR at 5:00 p.m. on September 4, 2014 at the Santa Barbara County Public Health Department Auditorium, 300 N. San Antonio Road, Santa Barbara. Members of the public are encouraged to provide comments at the County's public hearing or directly to the project environmental planner, Joddi Leipner, at 130 E. Victoria Street, Santa Barbara, CA 93101, Phone 805-882-3614, Fax 805-882-3601.

City Contact: Dan Gullett, Project Planner

Matt Fore, Environmental Services Manager

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Dan Gullett, Project Planner gave the Staff presentation. Matt Fore, Environmental Services Manager, and Barbara Shelton, Environmental Analyst, were available to answer any of the Commission's questions.

Representative from Santa Barbara County Resource Recovery and Waste Management Division, Mark Schleich, Division Deputy Director, and Leslie Wells, Collections & Materials Manager, were also available to answer any of the Commission's questions.

Chair Schwartz opened the public hearing at 1:59 P.M. and, with no one wishing to speak, the public hearing was closed.

The Commissioners made the following comments:

1. Commissioner Schwartz referenced page 5-21 of the EIR and asked City Staff to look closely at the number of traffic trips and their potential impacts.
2. Commissioner Schwartz referenced page 5-26, Neighborhood Parking, and asked that an impact analysis of Alternative B be completed.
3. Commissioner Schwartz referenced page 5-28, Odors and Dust, and requested to see details on containment and leakage of odors to exterior of the building.
4. Commissioner Schwartz noted page 5-49 and wants consideration of coordination of multi-owners and operators.
5. Commissioner Jordan asked that consideration be given to the possible use of City land for the MRF and potential collaboration between the City and a private operator.

6. Commissioner Jordan requested that if Alternative B moves forward, with its many significant impacts, a Planning Commission concept review be held to address issues earlier rather than later.
7. Commissioner Bartlett sees that Alternative B is in an environmentally inferior site with many Class 1 impacts, compared to Alternative C. Alternative B is also a gateway site to Santa Barbara and viewable from the freeway. He hoped that Alternative C would take precedence over Alternative B.
8. Commissioner Pujo expressed concern about the City's responsibility for further environmental review, and any related costs, if the City does make comments and they are not incorporated into the final document, especially if a Coastal Development Permit (CDP) was requested for Alternative B.
9. Commissioner Pujo asked Staff to review Class 3 impacts. Would prefer to see recommended mitigation measures included.
10. Commissioner Lodge agreed with Commissioner Bartlett and Pujo's comments and does not think that Alternative B should be pursued further. Wants staff to make additional efforts to reduce inflow of trash.
11. Commissioner Thompson said that Alternative B should be eliminated and that the EIR should conclude that it was studied and eliminated.
12. Commissioner Schwartz said that if Alternative B were to come back to the Commission for a CDP, she could not support it with the four identified Class I impacts and 11 identified Class II impacts without sufficient mitigation. Does not see any value in continuing to have it listed as one of seven alternatives. If it does return, Staff will have a significant task to mitigate the impacts identified today.
13. Commissioner Campanella said that even though Alternative C does not have all the environmental concerns as Alternative B and is the environmentally superior alternative, it is still not better than the proposed project. Agrees with peers that Alternative B is not needed.
14. Commissioner Campanella was not pleased to see the amount of construction waste that ends up in the landfill. Hopes that the new facility can separate the materials before they go into the landfill.
15. Commissioner Schwartz stated that based on the staff report, Alternative C is the environmentally superior alternative of the seven alternatives studied and presented, and that unless there is overriding value for the City to Consider Alternative B, then she does not see how Alternative B could be contemplated further.

Commissioner Schwartz called for a recess at 2:51 P.M. and reconvened the hearing at 3:11 P.M.

IV. DISCUSSION ITEM

ACTUAL TIME: 3:12 P.M.

RECUSALS: As Board Members of the Riviera Association, to avoid any actual or perceived conflict of interest, Commissioners Lodge and Thompson recused themselves from hearing this item. Both Commissioners did not return to the dais after the recess.

APPLICATION OF TRISH ALLEN, SUZANNE ELLEDGE PLANNING & PERMITTING SERVICES, AGENT FOR BELMOND EL ENCANTO, ORIENT EXPRESS HOTELS, 800 ALVARADO PLACE, APN 019-170-022, R-2/4.0/R-H: TWO FAMILY RESIDENTIAL/ 4 UNITS PER ACRE/ RESORT-RESIDENTIAL HOTEL ZONES, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MAX 3 DU /ACRE) (MST2007-00140)

The Belmond El Encanto Hotel received approval from the Planning Commission for a Master Plan in 2004 and a Revised Master Plan in 2009. Condition of Approval A.7, of Planning Commission Resolution No. 057-04, states that employees must park onsite. The current proposal is a Substantial Conformance Determination request to allow hotel employees to park at an approved off-site parking lot rather than onsite. The purpose of the hearing is to receive input from the Planning Commission and the public regarding the request. Staff will make the final determination as to whether or not the proposal is in substantial conformance with the approved project; therefore, no action on the part of the Planning Commission is required.

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 & Permitting Services, introduced Elizabeth Fajardo, Director of Human Resources, Belmond El Encanto, who gave the Applicant presentation.

Chair Schwartz opened the public hearing at 4:07 P.M.

The following people expressed concerns about hotel employees parking in the neighborhood:

1. Beverly Johnson Trial
2. Lynda Courtney
3. Matt Hall
4. Trevor Martinson
5. Greg Parker
6. Lalla Brutoco
7. Nan Bedford
8. John Bedford
9. Sheri Parker
10. Shelly Bookspan, Riviera Association President
11. Susan Cappiello, provided a letter expressing concerns about the employee parking problem.

Louise Komp, whose Mira Vista St. property shares an easement with the hotel, wants assurance that access to the three land-locked homes will remain.

With no one else wishing to speak, the public hearing was closed at 4:32 P.M.

Commissioner Schwartz called for a recess at 6:15 P.M. and reconvened the meeting at 6:24 P.M.

The Commission collectively suggested that, prior to a decision by staff on the requested Substantial Conformance Determination, the Applicant return to the Planning Commission within 90 days with a complete and comprehensive employee parking management plan, and provided the following suggestions:

1. The patrolling area should include Alameda Padre Serra to the west of Orpet Park.
2. The hotel should participate in surveys by SBCAG Traffic Solutions on an on-going basis.
3. The hotel management should look into hand-held technology for monitoring employee vehicles.
4. The 30-day notice to City upon termination of the off-site parking lot agreement is insufficient.
5. Local hotel management should involve upper management/owners in addressing the employee parking issue and solutions.
6. Include information about employees who use MTD or walk to the off-site parking lot.
7. An updated parking demand study should be prepared to understand peak parking needs.
8. Staff shall provide information on options to enforce the parking management plan and, if necessary, consequences of non-compliance.

I. ADMINISTRATIVE AGENDA

ACTUAL TIME: 7:19 P.M.

E. Committee and Liaison Reports

1. Staff Hearing Officer Liaison Report
 - a. Commissioner Jordon reported on the Staff Hearing Officer meeting of September 3, 2014.
2. Other Committee and Liaison Reports
 - a. Commissioner Bartlett reported on Architectural Board of Review meeting of September 2, 2014.

3. Report from the Chair

- a. Chair Schwartz restated that on September 11, 2014 at 9.A.M., there will be a Joint City Council and Planning Commission meeting at 630 Garden Street, in the David Gebhard Public Meeting Room.
- b. The Santa Barbara Museum of Natural History will hold a reception for the 'Artist of Distinction' exhibit on Friday, September 26, 2014 from 6 to 8 P.M.
- c. Encouraged everyone to participate in First Thursday.

II. ADJOURNMENT

Chair Schwartz adjourned the meeting at 7:21 P.M.

Submitted by,



Julie Rodriguez, Planning Commission Secretary

