



City of Santa Barbara Planning Division

PLANNING COMMISSION MINUTES

February 5, 2015

CALL TO ORDER:

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

I. ROLL CALL

Chair Addison Thompson, Vice-Chair John P. Campanella, Commissioners Jay D. Higgins, Mike Jordan, Sheila Lodge, June Pujó, and Deborah L. Schwartz.

STAFF PRESENT:

Renee Brooke, Senior Planner
N. Scott Vincent, Assistant City Attorney
Cameron Benson, Creeks Manager
Dan Gullett, Project 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 January 8, 2015

MOTION: Jordan/Schwartz

Approve the minutes as corrected.

This motion carried by the following vote:

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

2. PC Reso No. 001-15
Recommendation to City Council – Bath Street Pocket Park

MOTION: Jordan/Schwartz

Approve the resolution.

This motion carried by the following vote:

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

3. PC Reso No. 002-15
2559 Puesta del Sol

Dan Gullett, Project Planner, reviewed edits made to the Conditions of Approval in item II.A.3. Two members of the public asked to speak on items II.A.1 and II.A.3.

- a. Lauren Carey, neighbor, has filed an appeal on the Commission's decision on 2559 Puesta del Sol. Submitted written comments requesting the Commission's consideration of changes to the Conditions of Approval to provide more clarification.
- b. Jana Zimmer, neighbor, supports the Carey's appeal and asked for clarification on the Commission's intention on their decision. Requested clarification on the trail versus footpaths on exhibits and in conditions, and use of the public address system.

MOTION: Lodge/Pujo

Approve the resolution as corrected.

This motion carried by the following vote:

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

4. Draft Minutes of January 15, 2015
5. PC Reso No. 003-15
Recommendation to City Council – 2016 – 2021 Capital Improvement Program

MOTION: Lodge/Jordan

Approve the minutes and resolution.

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 announced that the Planning Commission's decision on 2559 Puesta del Sol (SBMNH) has been appealed to City Council and is tentatively scheduled to be heard on March 24, 2015.

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

Chair Thompson opened the public hearing at 1:41 P.M.

Kate Schwab, Downtown Santa Barbara Organization, informed the Commission about First Thursday events taking place later in the evening.

With no one else wishing to speak, the hearing was closed.

III. CONCEPT REVIEW:

ACTUAL TIME: 1:43 P.M.

RECUSALS: To avoid any actual or perceived conflict of interest, Commissioner Campanella recused himself from hearing this item due to serving on the Garden Court Board of Directors.

Commissioner Campanella left the dais at 1:46 P.M.

APPLICATION OF PEIKERT+RRM DESIGN GROUP, ARCHITECT FOR THE HOUSING AUTHORITY OF THE CITY OF SANTA BARBARA AND GARDEN COURT INC., 251 S. HOPE AVE., APN 051-240-008, ZONING DESIGNATIONS: E-3 (SINGLE FAMILY RESIDENTIAL)/P-D (PLANNED DEVELOPMENT)/SD-2 (UPPER STATE AREA OVERLAY)/SP-4 (RANCHO ARROYO SPECIFIC PLAN), GENERAL PLAN DESIGNATION: COMMERCIAL/MEDIUM HIGH DENSITY RESIDENTIAL (15-27 UNITS PER ACRE) (MST2014-00142)

The City received a request from the Housing Authority of the City of Santa Barbara and Garden Court Inc. for a second Planning Commission concept review in order to provide feedback on four design alternatives on the vacant, 1.76 acre lot at 251 S. Hope Avenue. The alternatives would provide 90 to 93 units of affordable senior housing and 27 to 40 parking spaces. One of the design alternatives includes fourth story elements; the other three alternatives are proposed to be three stories. The property is included in the Rancho Arroyo Specific Plan area.

The purpose of this concept review is to allow the Planning Commission and the public an opportunity to review the design alternatives at a conceptual level and provide the applicant and staff with feedback and direction regarding the proposed land use and design. The opinions of the Planning Commission may change or there may be ordinance or policy changes that could affect the project that would result in requests for future project design changes.

No formal action on the development proposal will be taken at the concept review meeting, nor will any determination be made regarding environmental review of the proposed project.

Case Planner: Dan Gullett, Project Planner
Email: DGullett@SantaBarbaraCA.gov

Phone: (805) 564-5470, ext. 4550

Dan Gullett, Project Planner, gave the Staff presentation. Cameron Benson, Creeks Manager, was available to answer questions.

Rob Pearson, Executive Director, Housing Authority of the City of Santa Barbara, gave the Applicant presentation and acknowledged the presence of Board Members from the Housing Authority of Santa Barbara, and Garden Court. Detlev Peikert, Architect continued the presentation.

Chair Thompson opened the public hearing at 2:39 P.M.

Commissioner Schwartz left the dais at 2:40 P.M. and returned to the dais at 2:42 P.M.

The following people commented in support of the concept:

1. David Hughes, Housing Authority of the City of Santa Barbara Board Member
2. Margaret Frederick, Garden Court Resident
3. Elizabeth Wright, Garden Court Resident
4. Mickey Flacks
5. Zahra Nahar-Moor, 2nd Story Associates
6. Edward Steinfeldt, Hope Village neighbor

The following people commented in opposition or with concerns about the concept:

1. James Smith, Hope Village neighbor, concerned with density of the project, opposition to four stories, and impacts to limited street parking.
2. Vickie St. Martin, Hope Village neighbor, concerned with traffic safety and impacts to limited street parking.
3. Lee Moldaver is supportive, concerned with traffic safety and impact to Arroyo Burro Creek setback. Suggested reclaiming part of Hope Avenue.
4. Tamara Diamond, Hope Village neighbor, concerned with impacts to limited street parking and traffic safety. Opposes any four story concept.
5. Jim Diamond, Hope Village neighbor, concerned with the proposed four story height.
6. Jenna Driscoll, Santa Barbara Channelkeeper, concerned with the Arroyo Burro Creek setback and requested that the 50 foot setback be the minimum accepted.
7. Jean Parks, Hope Village neighbor, concerned with neighborhood compatibility and asked that the project not exceed two stories.
8. Dan McCarter, Friends of Arroyo Burro, wants 50 foot setback from top of bank maintained and no hardscape within the 50 foot setback.
9. Eddie Harris, Santa Barbara Urban Creeks Council, submitted written comments, 50 foot creek setback is minimum acceptable for Creek protection.

With no one else wishing to speak, the public hearing was closed at 3:15 P.M.

Chair Thompson called for a recess at 3:15 P.M. and reconvened the hearing at 3:30 P.M.

Commissioner Schwartz left the dais at 4:43 P.M. and returned to the dais at 4:46 P.M.

Commissioners were asked to comment on 1) whether the location was appropriate for the proposed use; 2) the minimum acceptable setback for the creek. 3) support for the reduced front setback; and 4) whether a four story project could be supported.

Commissioner's Comments:

Location:

- A majority of the Commission supported the location as being appropriate for the proposed use.

Creek Setback Minimum:

- Commissioner Schwartz can support a creek setback between 26' and 35'.
- Commissioners Jordan and Lodge support a minimum creek setback of 50 feet as recommended by the Creeks Division.
- Commissioner Higgins prefers thresholds for unit count over setback and would like to get to 50 feet as much as possible.
- Commissioner Pujo prefers a minimum creek setback of 50 feet, but would accept a setback of slightly less than, but closer to, 50 feet.
- Commissioner Thompson supports a creek setback exceeding 25 feet.

Front Setback Modification:

- Many Commissioners could support a front setback modification.
- Commissioners Schwartz and Jordan suggested reducing the sidewalk width to the legally-required minimum to meet ADA standards.
- Many Commissioners agreed with the suggestion made by Lee Moldaver to reclaim some width of S. Hope Avenue from the travel lanes and median, which would allow the building to be located further away from the creek.
- Commissioner Jordan suggested gaining more creek setback by eliminating the parkway, since there is no other parkway in the area; and reducing the front setback for the building.
- Commissioners Lodge and Higgins would be disappointed in losing the parkway, but support the resulting increase to the creek setback.

Four Stories:

- A majority of the Commission did not feel that four stories were necessary and could support a three story project.
- Commissioners Pujo and Lodge could support a fourth story.
- Commissioners Higgins and Thompson could not support a fourth story.
- Commissioner Higgins does not support a podium building design.

Additional Comments:

- Many Commissioners pointed out the need to balance General Plan Goals, Policies, and Implementation Strategies for competing community needs.
- Commissioner Pujo stated that Alternatives 1 and 4, because of the parking layout and less cost, were the better of those presented.
- Commissioner Higgins suggested that the Housing Authority submit an application rather than request another concept review, to move forward with a request to Public Works to review potential changes to S. Hope Avenue.

MOTION: Jordan/Pujo

Instruct Staff to initiate discussions between the applicant and Public Works Staff regarding the potential to narrow the southbound travel lane, median and/or sidewalk of S. Hope Avenue and report back to the Planning Commission within 60 days.

Commissioner Schwartz referenced Housing Element Policy H16, and asked for expediency in Staff exploration.

This motion carried by the following vote:

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

IV. ADMINISTRATIVE AGENDA

ACTUAL TIME: 5:47 P.M.

E. Committee and Liaison Reports

1. Staff Hearing Officer Liaison Report

- a. Commissioner Jordan reported on the Staff Hearing Officer meeting of February 4, 2015.

2. Other Committee and Liaison Reports

- a. Commissioner Schwartz will report on the Water Commission at the next meeting.

V. ADJOURNMENT

Chair Thompson adjourned the meeting at 5:49 P.M.

Submitted by,



Julie Rodriguez, Planning Commission Secretary