



Chair Addison Thompson
Commissioner Jay D. Higgins
Commissioner Sheila Lodge
Commissioner Deborah L. Schwartz

Vice Chair John Campanella - *Absent*
Commissioner Mike Jordan
Commissioner June Pujo

**PLANNING COMMISSION
FINISHED AGENDA**

**CITY COUNCIL CHAMBERS
CITY HALL – 735 ANACAPA STREET
THURSDAY, MAY 21, 2015
1:00 P.M.**

NOTICES:

- A. TUESDAY, MAY 19, 2015
SITE VISIT

7:45 A.M.
630 GARDEN STREET
Community Development Parking Lot
800 Santa Barbara Street
Contact: Suzanne Riegle, Associate Planner
Email: SRiegle@SantaBarbaraCA.gov
Phone: (805) 564-5470, ext. 2687

The Planning Commission visited the project sites scheduled for review at the Thursday Planning Commission meeting. No public testimony was taken, and the public was invited to attend. Call 564-5470 for additional information.

**** Site visit held. ****

- B. THURSDAY, MAY 21, 2015
LUNCH

12:00 NOON
DE LA GUERRA PLAZA
City Hall, Room 15, Upstairs

The Planning Commission met informally with City Staff to discuss the following:

1. 800 Alvarado Place (El Encanto Hotel) - *Debriefing*
Contact: Kathleen Kennedy, Associate Planner
Email: KKennedy@SantaBarbaraCA.gov
Phone: (805) 564-5470, ext. 4560

**** Discussion held. ****

2. An update on status of long-range projects, new legislation, zoning enforcement items, status reports on previously-approved projects, and future agenda items.

**** Update given. ****

- C. Regular meetings of the Planning Commission can be viewed live on City TV-18, or on your computer at www.SantaBarbaraCA.gov/CityTV. A rebroadcast schedule can be found at www.SantaBarbaraCA.gov/ProgramGuide. An archived video copy of this meeting will be viewable, on computers with high speed internet access, the next business day at www.SantaBarbaraCA.gov/PCVideos.
- D. The scope of a project may be modified under further review. If you have any questions, wish to review the plans, or wish to be placed on a mailing list for future agendas for an item, please contact the Case Planer as listed in the project description. Our office hours are 8:30 a.m. to 4:30 p.m., Monday through Thursday, and every other Friday. Please check our website under *City Calendar* to verify closure dates.
- E. AGENDAS, MINUTES and REPORTS: Copies of all documents relating to agenda items are available for review at 630 Garden St. and agendas and reports are posted online at www.SantaBarbaraCA.gov/PC. Please note that online Staff Reports may not include some exhibits. Materials related to an item on this agenda submitted to the Planning Commission after distribution of the agenda packet are available for public inspection in the Community Development Department located at 630 Garden St., during normal business hours.

I. ROLL CALL

**** Roll Call taken. Commissioner Campanella was absent.****

II. PRELIMINARY MATTERS:

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

**** No Requests were made. ****

- B. Announcements and appeals.

**** Announcements were made. ****

- C. Review, consideration and action on the following draft Planning Commission Minutes and Resolutions:

2. Minutes of May 7, 2015
3. Resolution No. 007-15
102 La Marina Drive
4. Resolution No. 008-15
340 W. Carrillo Street

**** Approved with correction.
Lodge/Schwartz Vote: 6/0
Abstain: 0
Absent: 1 (Campanella)****

- D. Comments from members of the public pertaining to items not on this agenda.
[Due to time constraints, each person is limited to two (2) minutes.]

**** No one wished to speak. ****

III. CONCEPT REVIEW:

ACTUAL TIME: 1:07 P.M.

APPLICATION OF JAN HOCHHAUSER, HOCHHAUSER BLATTER ARCHITECTURE AND PLANNING FOR 800 SANTA BARBARA STREET LLC, 800 SANTA BARBARA STREET, APN 031-012-028, C-2 COMMERCIAL ZONE, GENERAL PLAN DESIGNATION: COMMERCIAL/ HIGH DENSITY RESIDENTIAL/ PRIORITY HOUSING 37-63 DU/AC (MST2015-00023)

Proposal to demolish an existing 1,965 net square-foot, one-story non-residential building and construct a new 26,059 square-foot, four-story mixed-use building on an 18,568 square-foot lot. The project consists of 1,500 square feet of non-residential floor area and 26 residential units (comprised of 8 studio units, 14 one-bedroom units, and 4 two-bedroom units) above a 12,682 square foot subterranean parking garage containing 30 parking spaces, storage, and service areas. This is an Average Unit-Size Density (AUD) Incentive Program Priority Housing development with a proposed density of 63 dwelling units per acre and with an average unit size of 789 square feet.

The subject property is located at the corner of De La Guerra and Santa Barbara Streets within El Pueblo Viejo District and immediately adjacent to El Presidio de Santa Barbara State Historic Park.

This project requires Planning Commission Conceptual Review because the lot size is more than 15,000 square feet and the project is being proposed under the AUD Incentive Program Priority Housing Overlay (SBMC §28.20.080).

The purpose of the concept review is to allow the Planning Commission and the public an opportunity to review the proposed project design at a conceptual level and provide the applicant, staff, and the Historic Landmarks Commission (HLC) with feedback and direction regarding the proposed land use, design and General Plan consistency. **The**

project is being presented to the Planning Commission for concept review and comments only. No formal action will be taken on the project. The HLC will be the decision-making body for this project.

The project requires an environmental finding pursuant to California Environmental Quality Act Guidelines Section 15183.

Contact: Suzanne Riegle, Associate Planner

Email: SRiegle@SantaBarbaraCA.gov

Phone: (805) 564-5470, ext. 2687

**** Comments made. Straw polls taken. ****

IV. ADMINISTRATIVE AGENDA:

ACTUAL TIME: 3:43 P.M.

A. Committee and Liaison Reports.

2. Staff Hearing Officer Liaison Report

**** Report given. ****

3. Other Committee and Liaison Reports

**** Reports given. ****

V. ADJOURNMENT

**** Meeting adjourned at 3:46 P.M. ****