



City of Santa Barbara Planning Division

PLANNING COMMISSION MINUTES

November 12, 2015

CALL TO ORDER:

Chair Thompson called the meeting to order at 1:03 P.M.

I. ROLL CALL

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

STAFF PRESENT:

Beatriz Gularte, Senior Planner
N. Scott Vincent, Assistant City Attorney
Steve Foley, Supervising Transportation Planner
Kathleen Kennedy, Associate Planner
Suzanne Riegler, Associate Planner
Julie Rodriguez, Planning Commission Secretary

II. PRELIMINARY MATTERS:

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

None.

B. Announcements and appeals.

Ms. Gularte announced that the Planning Commission meeting of November 19, 2015 is cancelled. The next regular meeting of the Planning Commission will be December 3, 2015.

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

Chair Thompson opened the public hearing at 1:04 P.M. and, with no one wishing to speak, closed the hearing.

III. **CONSENT ITEMS:**

ACTUAL TIME: 1:04 P.M.

APPLICATION OF EVA TURENCHALK, AGENT FOR BASTIAN FAMILY, 3407 SEA LEDGE LANE, APN 047-082-010, A-1 ONE-FAMILY RESIDENCE AND SD-3 COASTAL ZONES, GENERAL PLAN LOCAL COASTAL PLAN DESIGNATION: RESIDENTIAL (1 DU/AC) (MST2015-00100/CDP2015-00003)

The project consists of the installation of a 249 square foot photovoltaic system to be mounted on the roof of an existing two-story residence. The residence is located on a one-acre bluff top parcel. The discretionary applications required for this project is a Coastal Development Permit (CDP2015-00003) to allow the proposed development in the Appealable Jurisdiction of the City's Coastal Zone (SBMC §28.44.060).

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).

Contact: Suzanne Riegle, Associate Planner

Email: SRiegle@SantaBarbaraCA.gov

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

Chair Thompson asked the question whether any Commissioners wished to remove the item from the consent calendar and with no one wishing to call the item up for review by the full Commission review the staff report was waived.

MOTION: Schwartz/Higgins

Assigned Resolution No. 018-15

Approved the project, making the findings for Coastal Development Permit as outlined in the Staff Report, dated November 5, 2015, subject to the Conditions of Approval in Exhibit A of the Staff Report revised on November 9, 2015.

This motion carried by the following vote:

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

Chair Thompson announced the ten calendar day appeal period.

IV. CONCEPT REVIEW:

ACTUAL TIME: 1:05 P.M.

APPLICATION OF CEARNAL ANDRULAITIS, LLP, ARCHITECT FOR CRAVIOTTO PRIMO INVESTMENTS LLC AND GEORGETTA CRAVIOTTO TRUSTEE, 634 ANACAPA STREET, APN 031-151-001 & -011, C-M (COMMERCIAL MANUFACTURING) ZONE, GENERAL PLAN DESIGNATION: COMMERCIAL INDUSTRIAL/ MEDIUM HIGH RESIDENTIAL (MST2015-00300)

Proposal to demolish two existing commercial buildings totaling 5,523 square feet and a 1,852 square-foot single-family residence and construct a new four-story, mixed-use development on a 20,825 square foot site. The project consists of 4,954 square feet (net) of commercial space (one restaurant and two retail spaces) on the first floor, 30 rental units on the second and third floors, and a 672 square foot residential multi-purpose space and roof deck on the fourth floor. The rental units include 8 studios, (13) one-bedroom units, and (9) two-bedroom units and total 21,990 square feet. An on-grade parking garage accessed from Ortega Street would provide 32 parking spaces and 36 bicycle spaces. The project site is located within the 80% zone of benefit for parking; therefore, only two commercial spaces are required. The project includes the merger of two lots. A Lot Area Modification to allow 30 residential units instead of 29 would be decided by the Staff Hearing Officer.

This is an Average Unit Size Density (AUD) Incentive Program Priority Housing development with a proposed density of 63.4 dwelling units per acre and with an average unit size of 733 square feet.

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 Average Unit-Size Density (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, Historic Landmarks Commission, and Staff Hearing Officer 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 project design changes.

No formal action on the development proposal was taken at the concept review, nor was any determination made regarding environmental review of the proposed project. The environmental review will be done prior to action on the project by the Staff Hearing Officer and design review board.

Contact: Kathleen Kennedy, Associate Planner
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Phone: (805) 564-5470, ext. 4560

Kathleen Kennedy, Associate Planner, gave the Staff presentation. Steve Foley, Supervising Transportation Planner, was available to answer any of the Commission's questions.

Brian Cearnal, Cearnal Andrulaitis, LLP, gave the Applicant presentation and stated that under the City's previous Variable Density Ordinance, seven to twelve units could have been built depending on the bedroom configuration.

Chair Thompson opened the public hearing at 1:23 P.M., and with no one wishing to speak, the public hearing was closed.

MOTION: Lodge/Higgins

Agree that the project meets the Land Use Element; Housing Element, and Circulation Element and is consistent with the General Plan. The Lot Area Modification is acceptable and the project meets compatibility with the neighborhood. The size, bulk, and scale of the project is appropriate for its location and then neighborhood.

A majority of the Commission agreed that the Lot Area Modification could be supported because of the Applicant's dedication of and to the City, consistent with the Pedestrian Master Plan.

Individual Commission comments to the Historic Landmarks Commission include:

1. Encourage providing units private outdoor living space as well as common space for socializing.
2. Landscaping:
 - a. Continue to work on landscaping, especially on Ortega Street.
 - b. Suggested hanging pots off the ground on the back east side, similar to the ones seen at the Ablitt House.
 - c. In looking at planter pockets in A.101, encouraged creativity with landscaping to find opportunities to "green up" building.
3. Encouraged working on some type of sound mitigation on the south side of the 4th floor deck to minimize noise to southern neighbors. This type of project, if designed with noise sensitivity, fits into an "eyes-on-the-street" concept as introduced by Urban Planner Jane Jacobs.
4. Appreciated the balance of commercial space in this mixed-use project.
5. Would like to see the east elevation wall in A.201 given more articulation.
6. Consider providing units with small covered areas for storage.

This motion carried by the following vote:

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

Commissioner Pujo acknowledged Steve Foley's decision to retire and thanked Steve Foley for his contributions to the City.

V. ADMINISTRATIVE AGENDA

ACTUAL TIME: 2:42 P.M.

D. Committee and Liaison Reports

1. Staff Hearing Officer Liaison Report

Commissioner Jordan reported on the Staff Hearing Officer meeting of November 11, 2015.

2. Other Committee and Liaison Reports

a. Commissioner Lodge reported on the Historic Landmarks Commission meeting of November 4, 2015.

b. Commissioner Schwartz reported on the Water Commission Hearing of November 9, 2015.

c. Commissioner Campanella reported on the Downtown Parking Committee meeting held earlier in the day.

d. Commissioner Campanella also reported on the Architectural Board of Review meeting of November 2, 2015.

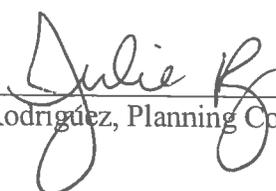
e. Commissioner Campanella reported on the Multi-Unit/Mixed-Use Design Guidelines Subcommittee meeting of November 10, 2015.

f. Commissioner Thompson reiterated that the Planning Commission meeting of November 19, 2015 is cancelled and the next meeting will be on December 3, 2015.

VI. ADJOURNMENT

Chair Thompson adjourned the meeting at 2:56 P.M.

Submitted by,



Julie Rodríguez, Planning Commission Secretary

