



**Chair John Campanella
Commissioner Jay D. Higgins
Commissioner Sheila Lodge
Commissioner Addison Thompson**

**Vice-Chair June Pujo
Commissioner Mike Jordan
Commissioner Deborah L. Schwartz**

**PLANNING COMMISSION
FINISHED AGENDA**

**CITY COUNCIL CHAMBERS
CITY HALL – 735 ANACAPA STREET
THURSDAY, APRIL 14, 2016
1:00 P.M.**

NOTICES:

- A. TUESDAY, APRIL 12, 2016
SITE VISIT

7:45 A.M.
630 GARDEN STREET
Community Development Parking Lot

711 N. Milpas Street
Contact: Andrew Bermond, AICP, Project Planner
Email: ABermond@SantaBarbaraCA.gov
Phone: (805) 564-5470, extension 4549

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, APRIL 14, 2016
SPECIAL LUNCH MEETING

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. An Overview of the City's Existing TEDR Ordinance
Contact: Allison DeBusk, Project Planner
Email: ADeBusk@SantaBarbaraCA.gov
Phone: (805) 564-5470, extension 4552

**** 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. All Commissioners were present. ****

II. PRELIMINARY MATTERS:

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

**** No requests were made. ****

- B. Announcements and appeals.

**** No Announcements were made. ****

- C. 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 REVIEWS:

ACTUAL TIME: 1:02 P.M.

- A. APPLICATION OF ASHLEIGH SHUE, SUPERVISING CIVIL ENGINEER FOR CITY OF SANTA BARBARA PUBLIC WORKS DEPARTMENT, CITY RIGHT OF WAY ALONG MODOC ROAD AND LAS POSITAS ROAD, ZONES ADJACENT CITY RIGHT OF WAY INCLUDING: PARK AND RECREATION ZONE WITH COASTAL ZONE OVERLAY (P-R/SD-3), PARK AND RECREATION ZONE (P-R), ONE FAMILY RESIDENCE ZONES (A-1, E-1, E-3), ONE FAMILY RESIDENCE ZONE WITH PLANNED UNIT DEVELOPMENT (E-1/PUD), PLANNED UNIT DEVELOPMENT (PUD 2.5), TWO-FAMILY RESIDENTIAL (R-2), UNINCORPORATED COUNTY PROPERTIES, GENERAL PLAN DESIGNATIONS ADJACENT TO CITY RIGHT OF WAY INCLUDE: PARKS AND OPEN SPACE, LOW DENSITY RESIDENTIAL (5 DU/ACRE), LOW DENSITY RESIDENTIAL (3 DU/ACRE), UNINCORPORATED COUNTY LAND (MST2014-00055)

The proposed project involves design of a 2.6 mile-long separated multiuse pathway for bicyclists and pedestrians in City right of way along Modoc Road from Calle de Los Amigos to Las Positas Road and along Las Positas Road from Modoc Road to Cliff Drive. The project would provide key connections among Santa Barbara's regional Cross-town and Coastal Bike Routes, the neighborhoods adjacent to the path, Elings Park, Arroyo Burro Beach County Park, and the Douglas Family Preserve.

The purpose of the concept review was to allow the Planning Commission and the public an opportunity to review the proposed project design 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 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 discretionary application required for this project a Coastal Development Permit (SBMC § 28.44.060) since a portion of the project is located within the Non-Appealable and Appealable Jurisdiction of the Coastal Zone.

Contact: Ashleigh Shue, Supervising Engineer

Email: AShue@SantaBarbaraCA.gov

Phone: (805) 564-5470, ext. 2507

Contact: Jessica Grant, Project Planner

Email: JGrant@SantaBarbaraCA.gov

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

**** Review held. ****

Chair Campanella called for a recess at 2:59 P.M. Vice-Chair Pujó resumed the meeting at 3:05 P.M. as Chair for the remainder of the hearing.

ACTUAL TIME: 3:07 P.M.

RECUSALS: To avoid any actual or perceived conflict of interest, Commissioner Campanella recused himself from hearing the following item due to having been involved with reviewing the feasibility of the site at a public charrette prior to becoming a Planning Commissioner. He left the dais at 2:59 P.M. and did not return to the dais after the hearing recess.

B. APPLICATION OF LISA PLOWMAN, RRM DESIGN GROUP FOR 711 MILPAS STREET LLC, 711 NORTH MILPAS STREET, APN 031-121-011, -014, -016, -017, -019, -021, -022, -024, C-2 COMMERCIAL ZONE, GENERAL PLAN DESIGNATION: COMMERCIAL/HIGH DENSITY RESIDENTIAL/PRIORITY HOUSING OVERLAY 37-63 DU/AC (MST2015-00561)

Conceptual review of a proposal to construct a new four-story, 80,309 square foot mixed-use development under the Average Unit-Size Density (AUD) Incentive Program on 1.54 acres at the corner of Milpas and Ortega Streets. Two existing 665-square foot residential units and 26,927 square feet of existing commercial retail and warehouse space would be demolished. A total of 6,656 square feet of commercial floor area is proposed as well as 51,065 square feet of residential use in 73 units. The unit mix would consist of 32 two-bedroom units; 32 one-bedroom units; and 9 two-bedroom units. The average unit size would be 700 square feet, below the 970 square feet average allowable for the 1.54 acre project. The site is currently divided into 7 lots which are proposed to be merged into a single lot.

A total of 100 parking spaces and 15 bicycle parking spaces would be required under the Zoning Ordinance, 94 parking spaces and 77 bicycle parking spaces are proposed. A parking modification to provide less than the required parking spaces would be required to be reviewed by the Staff Hearing Officer at a later date.

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. The purpose of this hearing is for Planning Commission and the public to review the proposed project design and provide the applicant, staff, and the Architectural Board of Review (ABR) with comments on the proposed improvements, design, and General Plan consistency (SBMC §28.20.080).

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.**

Contact: Andrew Bermond, AICP, Project Planner
Email: ABermond@SantaBarbaraCA.gov Phone: (805) 564-5470, ext. 4549

**** The Planning Commission found general consistency with the General Plan, and appropriateness of: size, bulk, and scale; public improvements and parking and setback modifications, with added comments to the Architectural Board of Review (ABR)**

Higgins/Thompson Vote: 5/2 (Pujo, Schwartz)

Abstain: 0

Absent: 1 (Campanella)

Requested ABR study and refine the bulk and design of the current project, including color palette and breaking down some of the façade

Schwartz/Lodge Vote: 3/3 (Thompson, Jordan, Higgins)

Abstain: 0

Absent: 1 (Campanella) **

IV. ADMINISTRATIVE AGENDA:

ACTUAL TIME: 6:08 P.M.

A. Committee and Liaison Reports.

1. Staff Hearing Officer Liaison Report

**** Report given. ****

2. Other Committee and Liaison Reports

**** Reports given. ****

V. ADJOURNMENT

**** Meeting adjourned at 6:11 P.M. ****