



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

Vice Chair John Campanella
Commissioner Mike Jordan
Commissioner June Pujo

**PLANNING COMMISSION
AGENDA**

**CITY COUNCIL CHAMBERS
CITY HALL – 735 ANACAPA STREET
THURSDAY, NOVEMBER 12, 2015
1:00 P.M.**

Website: www.SantaBarbaraCA.gov

NOTICES:

- A. TUESDAY, NOVEMBER 10, 2015
SITE VISITS

7:45 A.M.

Depart 630 Garden Street
Community Development Parking Lot

3407 Sea Ledge Lane

Contact: Suzanne Riegle, Associate Planner
Email: SRiegle@SantaBarbaraCA.gov
Phone: (805) 564-5470, extension 2687

634 Anacapa Street

Contact: Kathleen Kennedy, Associate Planner
Email: KKennedy@SantaBarbaraCA.gov
Phone: (805) 564-5470, extension 4560

The Planning Commission will visit the project sites scheduled for review at the Thursday Planning Commission meeting. No public testimony will be taken, but the public is invited to attend. Please call the Case Planner for additional information.

- B. THURSDAY, NOVEMBER 12, 2015
SPECIAL MEETING LUNCH

12:00 NOON

DE LA GUERRA PLAZA
City Hall, Room 15, Upstairs

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

1. Vehicles Miles Travelled (VMT) Guidelines Update
Contact: Rob Dayton, Principal Transportation Planner
Email: RDayton@SantaBarbaraCA.gov

Phone: (805) 564-5390

2. Report by Planning Commission Housing Subcommittee regarding the Average Unit Size Density (AUD) draft survey.
Contact: Elizabeth Limon, Project Planer
Email: ELimon@SantaBarbaraCA.gov Phone: (805) 564-5470, ext. 4569
 3. An update on status of long-range projects, new legislation, zoning enforcement items, status reports on previously-approved projects, and future agenda items.
- C. This regular meeting of the Planning Commission can be viewed live on City TV-18, or on your computer at www.SantaBarbaraCA.gov/CityTV. You can also click on www.SantaBarbaraCA.gov/CityTVProgramGuide for a rebroadcast schedule. An archived video copy of this meeting will be viewable, on computers with high speed internet access, the next business day at <http://www.SantaBarbaraCA.gov/PCVideos>.
- D. **AMERICANS WITH DISABILITIES ACT:** If you need auxiliary aids or services or staff assistance to attend or participate in this meeting, please contact the City Administrator's Office at (805) 564-5305. If possible, notification at least 48 hours prior to the meeting will usually enable the City to make reasonable arrangements. Specialized services, such as sign language interpretation or documents in Braille, may require additional lead time to arrange.
- E. This agenda schedule is subject to change. It is recommended that applicants and interested persons plan to arrive at 1:00 P.M. However, for longer agendas, all parties are encouraged to monitor Channel 18 and, when the item prior to the application of interest begins, come to the Commission hearing.
- F. The scope of a project may be modified as it proceeds through the planning process. 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 Planner 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.
- G. **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

II. PRELIMINARY MATTERS:

- A. Requests for continuances, withdrawals, postponements, or addition of ex-agenda items.
- B. Announcements and appeals.

- 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.]

III. CONSENT ITEM:

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

IV. CONCEPT REVIEW:

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 will be taken at the concept review, nor will any determination be 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

Email: KKennedy@SantaBarbaraCA.gov

Phone: (805) 564-5470, ext. 4560

V. ADMINISTRATIVE AGENDA:

A. Committee and Liaison Reports

1. Staff Hearing Officer Liaison Report
2. Other Committee and Liaison Reports

VI. ADJOURNMENT

CITY OF SANTA BARBARA PLANNING COMMISSION

MEETING PROCEDURES

PUBLIC COMMENT PROCEDURE: You are welcome to attend this hearing. The public is invited to speak on any item on the Planning Commission Agenda. After receiving recognition from the Chair, please approach the podium and speak into the microphone. State your name and purpose for appearing. Your name and comments will be entered into the public record.

The order of presentation after the Chair introduces the item is as follows:

1. Presentation by Staff (15 minutes)*.
2. Presentation by Applicant (15 minutes)*.
3. Public Hearing*.
4. Additional response by Applicant/Staff (5 minutes each)*.
5. Questions and comments by the commission.
6. Commission consideration of Findings and Conditions of Approval.
7. Motion, discussion of motion, decision, and vote by the Commission.

***Time may be extended or limited by the Chair of the Planning Commission.**

Items that generate a large amount of citizen interest may be taken out of their scheduled order on the agenda as a courtesy to the public in attendance. Where there are a large number of people wishing to speak on an item, the Chairman may limit time allotted to each speaker.

WRITTEN COMMENT PROCEDURE: Written comments are welcome and will be entered into the public record. Written information should be submitted prior to the meeting at the Planning Division Office, 630 Garden St; by mail attention Planning Commission Secretary, P.O. Box 1990, Santa Barbara, CA 93102-1990; or by email at PCSecretary@SantaBarbaraCA.gov, and received no later than 4:30 P.M. on the Monday before the Planning Commission hearing. Please submit 12 copies of any written materials over 2 pages. Written comments are accepted at and up to the time of the hearing; however, the Planning Commission may not have time to consider materials submitted after the Monday deadline.

It is not possible to determine the precise time an item will be heard. The Planning Commission sessions are broadcast live on the Government Access Television Channel 18. Monitoring will assist in determining when the item will come up. Any continued items are announced at the beginning of the meeting and repeated throughout the meeting by the Chair.

APPEALS AND SUSPENSIONS: Many of the items before the Commission may be appealed to the City Council. For further information on appeals, contact the Planning Division Staff or the City Clerk's Office.

Any further information on the Planning Commission meeting procedures or agenda items may be obtained by calling the Planning Division at (805) 564-5470.

AMERICANS WITH DISABILITIES ACT: In compliance with the Americans with Disabilities Act, if you need special assistance to gain access to, comment at, or participate in this meeting, please contact the City Administrator's Office at (805) 564-5305. If possible, notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements in most cases.