



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
FINISHED AGENDA**

**CITY COUNCIL CHAMBERS
CITY HALL – 735 ANACAPA STREET
THURSDAY, FEBRUARY 5, 2015
1:00 P.M.**

NOTICES:

- A. THURSDAY, FEBRUARY 5, 2015 **12:00 NOON**
LUNCH DE LA GUERRA PLAZA
City Hall, Room 15, Upstairs

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

1. 224 Las Aguajes Avenue– *tandem parking request*
Staff Contact: Stacey Wilson, Associate Transportation Planner
Email: SWilson@SantaBarbaraCA.gov Phone: (805) 564-5572

**** Discussion held. ****

2. 632 Calle Rinconada – *tandem parking request*
Staff Contact: Stacey Wilson, Associate Transportation Planner
Email: SWilson@SantaBarbaraCA.gov Phone: (805) 564-5572

**** Discussion held. ****

3. 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. ****

- B. 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.
- C. 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.
- D. 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 were present. ****

II. PRELIMINARY MATTERS:

- A. Action on the review and consideration of the following Draft Minutes and Resolutions listed in this Agenda.

- 1. Draft Minutes of January 8, 2015

**** Approved the Minutes as corrected.**

Jordan/Schwartz Vote: 7/0

Abstain: 0

Absent: 0

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

Approved the Resolution.

Jordan/Schwartz Vote: 7/0

Abstain: 0

Absent: 0**

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

The Project Planner, Applicant, and two members of the public commented on edits made to Conditions in II.A.1 and II.A.3.

The Commission approved the Resolution as corrected.

Lodge/Pujo Vote: 7/0

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

**** Approved the Minutes and Resolution.**

Lodge/Jordan Vote: 7/0

Abstain: 0

Absent: 0**

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

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

- C. Announcements and appeals.

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

- 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.]

**** Kate Schwab, Downtown Santa Barbara Organization, spoke about 1st Thursday events. ****

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 was 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 was taken at the concept review meeting, nor was any determination made regarding environmental review of the proposed project.

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

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

**** Review completed and comments received. ****

IV. ADMINISTRATIVE AGENDA:

ACTUAL TIME: 5:47 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 5:49 P.M. ****