



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, FEBRUARY 18, 2016
1:00 P.M.**

NOTICES:

- A. THURSDAY, FEBRUARY 18, 2016 **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. Planning Commission lunch discussion on best approach for summarizing data regarding AUD Projects

**** 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. ****

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

1. February 4, 2016
2. Planning Commission Resolution No. 002-16
520 E. Yanonali Street
3. Planning Commission Resolution No. 003-16
1 N. Calle Cesar Chavez

**** Approved Minutes and Resolution with correction.**

Lodge/Schwartz Vote: 7/0

Abstain: 0

Absent: 0**

- 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. **NEW ITEM:**

ACTUAL TIME: 1:04 P.M.

RECUSALS: To avoid any actual or perceived conflict of interest, Commissioner Campanella recused himself due to serving on the Garden Court Board of Directors.

Chair Campanella left the dais at 1:05 P.M. Vice-Chair Pujo conducted the meeting.

APPLICATION OF RRM DESIGN GROUP, ARCHITECT FOR THE HOUSING AUTHORITY OF THE CITY OF SANTA BARBARA, 251 S. HOPE AVENUE, APN 051-240-008, E-3/PD/SP-4/SD-2 (ONE-FAMILY RESIDENCE, PLANNED DEVELOPMENT, RANCHO ARROYO SPECIFIC PLAN AND UPPER STATE STREET AREA OVERLAY) ZONES, GENERAL PLAN DESIGNATION: COMMERCIAL/MEDIUM HIGH DENSITY RESIDENTIAL (15-27 DU/ACRE) (MST2014-00142)

The project consists of a proposal by the Housing Authority of the City of Santa Barbara for a new, four-story affordable housing development for very-low and low income senior residents on a vacant 1.76 acre lot adjacent to Arroyo Burro Creek. The proposal would be developed under the City's Average Unit-Size Density (AUD) Incentive Program and the City's Density Bonus Program with a proposed density of 51 dwelling units per acre. The project includes 89 studio apartments, one-bedroom manager's unit, kitchen, dining facilities, storage, and common areas (lobby/reception area, conference room, offices, gift shop, salon, and gym). The total building area is 52,858 square feet (gross). The average unit size is 332.5 square feet. The proposal included 34 uncovered vehicular parking spaces and 5 bicycle lockers.

The discretionary applications required for this project are:

1. A Recommendation to City Council for an Amendment to the Rancho Arroyo Specific Plan to allow Community Benefit Housing and Recreation/Open Space as the uses in Area A-2 (SBMC §28.08.010);
2. A Recommendation to City Council for a Zone Change for the Rancho Arroyo Specific Plan Area A-2 from E-3/PD/SP-4/SD-2 (One-Family Residence, Planned Development, Rancho Arroyo Specific Plan and Upper State Street Area Overlay) Zones to R-3/SP-4/SD-2 (Limited Multiple-Family Residence Zone, Rancho Arroyo Specific Plan and Upper State Street Area Overlay) Zones (SBMC Chapters 28.10 and 28.92);
3. A Front Setback Modification to allow the building to encroach into the required front setback (based on AUD requirements for R-3) (SBMC §28.92.110);
4. An Interior Setback Modification to allow uncovered parking to encroach into the required interior setback (based on AUD requirements for R-3) (SBMC §28.92.110);

5. A Lot Area Modification to allow 89 affordable residential units and one manager's unit instead of 47 residential units on the subject property (SBMC §28.92.110 and SBMC §28.87.400);
6. A Parking Modification to allow 34 vehicle and 5 bicycle parking spaces instead of the required 90 vehicle and 90 bicycle parking spaces required for AUD projects (SBMC §28.92.110); and
7. Design Review Approval by the Architectural Board of Review (SBMC §22.68.020).

The project requires an environmental finding for a CEQA Guidelines Section 15183 Exemption (Projects Consistent with the General Plan).

Contact: Kathleen Kennedy, Associate Planner

Email: KKennedy@SantaBarbaraCA.gov Phone: (805) 564-5470, ext. 4560

Commissioner Lodge left the dais at 5:40 P.M. and did not return.

**** Recommendation made to City Council for Amendment to
Rancho Arroyo Specific Plan and Zone Change.**

Schwartz/Thompson Vote: 4/1 (Jordan)

Abstain: 0

Absent: 2 (Campanella, Lodge)

Resolution No. 005-16.

**Approved Interior Setback, Lot Area Modification, and
Parking Modification with revised conditions.**

Higgins/Schwartz Vote: 4/1 (Jordan)

Abstain: 0

Absent: 2 (Campanella, Lodge)

Resolution No. 005-16.

Approved Front Setback Modification.

Schwartz/Higgins Vote: 3/2 (Jordan, Thompson)

Abstain: 0

Absent: 2 (Campanella, Lodge)

Resolution No. 005-16. **

IV. ADMINISTRATIVE AGENDA:

Chair Pujo continued the Administrative Agenda to the Planning Commission meeting of March 3, 2016.

V. ADJOURNMENT

**** Meeting adjourned at 6:38 P.M. ****