



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

Vice-Chair Lesley Wiscomb
Commissioner Mike Jordan
Commissioner Deborah L. Schwartz

**PLANNING COMMISSION
AGENDA**

**CITY COUNCIL CHAMBERS
CITY HALL – 735 ANACAPA STREET
THURSDAY, FEBRUARY 16, 2017
1:00 P.M.**

Website: www.SantaBarbaraCA.gov

NOTICES:

- A. 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/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>.
- B. **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.
- C. 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.
- D. 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.

- 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

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: **CONTINUED FROM FEBRUARY 9, 2017**

DRAFT SIX-YEAR CAPITAL IMPROVEMENT PROGRAM 2019-2023 (CIP)

Planning Commission findings of consistency with the General Plan pursuant to Government Code §65103(c) and §65401 and recommendation to Council to accept the Draft Six-Year Capital Improvement Program 2018-2023 (CIP).

Contact: Rebecca J. Bjork, Public Works Director

Email: RBjork@SantaBarbaraCA.gov

Phone: (805) 564-5378

Contact: Brandon Beaudette, Administrative Analyst

Email: BBeaudette@SantaBarbaraCA.gov Phone: (805) 897-1915

IV. DISCUSSION ITEM:

REVIEW AND COMMENT ON PROPOSED INFILL DESIGN GUIDELINES TO BE USED BY THE ARCHITECTURAL BOARD OF REVIEW AND THE HISTORIC LANDMARKS COMMISSION

The proposed design guidelines are applicable to projects proposed under the Average Unit Size Density Incentive program (AUD), but are also applicable to other large multi-unit residential, mixed use, and commercial buildings proposed as redevelopment, or new development on vacant sites, in areas of the City where compatibility with the surrounding neighborhood is an important consideration. The proposed Infill Design Guidelines will be inserted into the existing ABR and HLC General Design Guidelines & Meeting Procedures documents. The Planning Commission will also consider supplemental design guidelines for AUD projects related to configuration of dwelling units and provision of additional parking spaces for larger units, and possible Planning Commission review and comment on AUD projects proposing five or more dwelling units. Staff is requesting comments to the ABR, HLC, and Council on the proposed design guidelines.

Contact: Jaime Limon, Senior Planner

Email: JLimon@SantaBarbaraCA.gov

Phone: (805) 564-5470, extension 5507

Contact: Tony Boughman, Assistant Planner
Email: TBoughman@SantaBarbaraCA.gov

Phone: (805) 564-5470, extension 4539

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.

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