



City of Santa Barbara
PLANNING COMMISSION
AGENDA
MAY 18, 2017

1:00 P.M.
City Hall, Council Chambers
735 Anacapa Street
SantaBarbaraCA.gov

COMMISSION MEMBERS:

Jay D. Higgins, *Chair*
Lesley Wiscomb, *Vice Chair*
John P. Campanella
Mike Jordan
Sheila Lodge
Deborah L. Schwartz
Addison Thompson

STAFF:

N. Scott Vincent, Assistant City Attorney
Beatriz Gularte, Senior Planner
Julie Rodriguez, Planning Commission Secretary

NOTICES

A. TUESDAY, MAY 16, 2017
SITE VISITS

7:45 A.M.

Depart 630 Garden Street
Community Development Parking Lot

505-509 W. LOS OLIVOS STREET
AND 2121 OAK PARK LANE

Contact: Jessica W. Grant, Project Planner
JGrant@SantaBarbaraCA.gov
(805) 564-5470, ext. 4550

926 INDIO MUERTO

Contact: Kelly Brodison, Assistant Planner
KBrodison@SantaBarbaraCA.gov
(805) 564-5470, ext. 4531

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

B. THURSDAY, MAY 18, 2017
LUNCH MEETING

12:00 NOON

De La Guerra Plaza
City Hall, Room 15, Upstairs

The Planning Commission will meet informally with City staff to discuss an update on the status of long-range projects, new legislation, zoning enforcement items, status reports on previously approved projects, and future agenda items.

PLEASE BE ADVISED

PUBLIC HEARING PROCEDURE: This agenda is subject to change. Applicants and interested parties should plan to arrive at 1:00 p.m. For longer agendas, meeting attendees are encouraged to monitor the City TV broadcast to plan their arrival time.

The order of presentation after the Chair introduces an item is as follows: 1. Staff Presentation (15 minutes)*; 2. Applicant Presentation (15 minutes)*; 3. Public Hearing*; 4. Additional response by Applicant/Staff (5 minutes each)*; 5. Commission questions and comments; 6. Commission consideration of Findings and Conditions of Approval; and 7. Motion, discussion of motion, decision, and vote by the Commission. **Time may be extended or limited by the Chair.*

PUBLIC COMMENT: The public is invited to comment on any item on the agenda. After receiving recognition from the Chair, approach the podium and speak into the microphone. State your name and purpose for appearing. Due to time constraints, individual comments are typically limited to two minutes. Written comments are also welcome. Mail to PC Secretary, P.O. Box 1990, Santa Barbara, CA 93102-1990 or email to PCSecretary@SantaBarbaraCA.gov. Please submit 12 copies of any material over 2 pages at the Planning & Zoning counter, 630 Garden Street. Please note that the Planning Commission may not have time to consider written comments received after 4:30 p.m. on the Monday before the meeting.

AGENDAS, MINUTES, & REPORTS: Documents relating to agenda items are available for review in the Community Development Department at 630 Garden Street, and agendas, minutes, and reports are also posted online at 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 at 630 Garden Street during normal business hours.

PLANS & ADDITIONAL INFORMATION: 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, contact the Case Planner as listed in the project description. Office hours are 8:30 a.m. to 4:30 p.m., Monday through Thursday, and every other Friday (see SantaBarbaraCA.gov/Calendar for closure dates).

AMERICANS WITH DISABILITIES ACT: If you need auxiliary aids or services or staff assistance to attend or participate in this meeting, 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.

TELEVISION COVERAGE: This meeting will be broadcast live on City TV-Channel 18 and online at SantaBarbaraCA.gov/CityTV. See SantaBarbaraCA.gov/CityTVProgramGuide for a rebroadcast schedule. An archived video of this meeting will be available at SantaBarbaraCA.gov/PCVideos.

APPEALS: Some items before the Planning Commission may be appealed to City Council. The appeal, accompanied by the appropriate filing fee per application, must be filed with the City Clerk's office within 10 calendar days of the Planning Commission decision.

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 minutes.

III. NEW ITEMS**A. APPLICATION OF TONY TOMASELLO, AGENT FOR WESTMONT COLLEGE, 505, 509 W. LOS OLIVOS STREET AND 2121 OAK PARK LANE, APNS 025-210-012, 025-210-004, and 025-210-011, R-3 LIMITED MULTIPLE FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: MEDIUM HIGH DENSITY RESIDENTIAL (15-27 DU/AC) (MST2007-00470)**

The Planning Commission will consider revisions to a Tentative Subdivision Map and conditions of approval for a 13-unit condominium project originally approved on June 4, 2009 and valid through to June 4, 2018. The original project includes a lot merger; demolition of a duplex and single-family residence on the site; construction of 10 new condominium units and the conversion of four existing multi-family units to three condominium units for a total of 13 condominium units. Of the 13 units, two would be two-bedroom and eleven would be three-bedroom condominiums. Parking for the converted apartment building would be provided by one uncovered and five covered spaces in the existing carport, and parking for the ten newly constructed units would be provided in two-car garages. Three guest parking spaces would be provided on site. The approved development would total 26,635 square feet on the 32,550 square foot lot. Two of the three-bedroom units would be provided to Middle Income Households using a target income of 130% of Area Medium Income consistent with the Inclusionary Housing Ordinance.

The current request is to amend the original project so that the four units proposed to be converted to three condominium units (near the corner of Los Olivos and Oak Park Lane) will be demolished and three new, two-story condominium units constructed. The project would no longer require a Condominium Conversion Permit and the end result would continue to be a 13-unit condominium project, however, with all new units. Westmont College proposes to have all new units to ensure all their staff and faculty have quality housing. There would be no proposed changes to the total number of units, bedrooms, parking spaces, or substantial changes in the total proposed floor area (26,409 square feet). Every unit will now have their own two-car garage and there will continue to be three guest parking spaces provided. All units would be sold to Westmont staff and faculty and two three-bedroom units would continue to be middle income affordable. The revised project involves site grading of 1,750 cubic yards of fill (increased 550 cubic yards from approved project), 15 cubic yards of cut, and 1,735 cubic yards of import that raised the entire site on average of 5.5 inches and about a foot in some areas of the project site. The revised project also addresses compliance with the City's Storm Water Management Program and includes updated public improvements. The affordable sale price was also updated to current requirements. The revised project would still be subject to the June 4, 2018 permit expiration date.

The discretionary applications required for this project are:

1. A Modification to allow a reduction of the required 15 foot separation between the two four unit condominium buildings (SBMC §28.21.070 and §28.92.110.A);
2. A Modification to allow entry stairs to encroach into the required 10 foot front setback (SBMC §28.21.060.B and §28.92.110.A);
3. Revision to a Tentative Subdivision Map for a one-lot subdivision to create 13 residential condominium units (SBMC §27.07 and 27.13); and

4. Architectural Board of Review approval of the architectural design of the residential condominium development.

The project requires an environmental finding pursuant to California Environmental Quality Act Guidelines Section 15183.

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B. APPLICATION OF JOHN CUYKENDALL, DUDEK, AGENT FOR IWF SB GATEWAY LLP, PROPERTY OWNERS OF 926 INDIO MUERTO, APN 017-284-003, C-2/SD-3 (COMMERCIAL AND COASTAL OVERLAY) ZONES; GENERAL PLAN DESIGNATION: GENERAL COMMERCE; LOCAL COASTAL PLAN DESIGNATION: GENERAL COMMERCE (MST2014-00415)

The proposed project involves the construction of a 62,541 square foot, 45-foot tall, four-story hotel development with 111 rooms and a 28,646 square foot parking garage with 121 spaces on a 38,122 square foot lot in the Non-Appealable Jurisdiction of the City's Coastal Zone. The site is C-2, Commercial Zone with a Local Coastal Plan Designation of General Commerce. The ground floor will consist of the parking garage and 3,054 square feet for back of house amenities, the second floor will be 22,407 square feet with 34 hotel rooms; the third floor will be 22,049 square feet with 44 hotel rooms; and the fourth floor will be 15,031 square feet with 33 hotel rooms and a roof terrace. The two existing commercial buildings on site totaling 12,110 square feet will be demolished.

The discretionary applications required for this project are:

1. A Coastal Development Permit (CDP2014-00010) to allow the proposed development in the Non-Appealable Jurisdiction of the City's Coastal Zone (SBMC § 28.44.060); and
2. A Development Plan to allow the construction of 50,431 square feet of new non-residential square footage (SBMC Chapter 28.85); and
3. A Development Plan for a Transfer of Existing Development Rights to transfer 77 hotel rooms and 18,000 square feet of nonresidential floor area from 31 W. Carrillo Street and 535 E. Montecito Street to the project site (SBMC Chapter 28.85 and 28.95).

The project activity is within the scope of the 2011 General Plan and the Program EIR analysis for the General Plan. No further environmental document is required for this project pursuant to the California Environmental Quality Act (Public Resources Code §21083.3 and Code of Regulations §15183). City Council environmental findings adopted for the 2011 General Plan remain applicable for this project.

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15183.

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IV. ADMINISTRATIVE AGENDA

A. Committee and Liaison Reports.

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

V. ADJOURNMENT