



**City of Santa Barbara**  
**PLANNING COMMISSION**  
**FINISHED AGENDA**  
**MARCH 16, 2017**

1:00 P.M.  
City Hall, Council Chambers  
735 Anacapa Street  
[SantaBarbaraCA.gov](http://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:**

Beatriz Gularte, Senior Planner  
Julie Rodriguez, Planning Commission Secretary

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**PLEASE BE ADVISED**

**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](http://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](http://SantaBarbaraCA.gov/Calendar) for closure dates).

**TELEVISION COVERAGE:** Planning Commission meetings are broadcast live on City TV-Channel 18 and online at [SantaBarbaraCA.gov/CityTV](http://SantaBarbaraCA.gov/CityTV). See [SantaBarbaraCA.gov/CityTVProgramGuide](http://SantaBarbaraCA.gov/CityTVProgramGuide) for a rebroadcast schedule. An archived video of this meeting will be available at [SantaBarbaraCA.gov/PCVideos](http://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**

**\*\* Roll call was 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. March 2, 2017

**\*\* Approved as presented.  
Thompson/Jordan 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 minutes.

**\*\* No one wished to speak. \*\***

**III. CONCEPT REVIEW**

**ACTUAL TIME: 1:05 P.M.**

**APPLICATION OF LISA PLOWMAN, RRM DESIGN, AGENT FOR OLD DAIRY PARTNERS LLC, 835 EAST CANON PERDIDO, APNS 029-312-006, -007 AND -008, C-2 ZONE, GENERAL PLAN DESIGNATION: COMMERCIAL/HIGH DENSITY RESIDENTIAL/PRIORITY HOUSING OVERLAY 37-63 DU (MST2016-00531)**

Conceptual review of a proposal to construct a three-story, 50-unit multi-family residential development using the Average Unit Density Incentive Program (AUD). The proposal includes a voluntary lot merger of three lots totaling 34,780 square feet, and the demolition of approximately 19,000 square feet of one- and two-story commercial and industrial buildings. The proposed unit mix includes 26 two-bedroom units and 24 studio units with an average unit size of 621 square feet. The proposed density would be 63 dwelling units per acre. There would be 51 covered parking spaces and 50 covered bicycle spaces. Also proposed is a 1,842 square foot rooftop deck, photovoltaic panels, and a trash enclosure. Proposed building height would be 38 feet. Grading is yet to be determined.

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 AUD Incentive Program Priority Housing Overlay. The purpose of this hearing is for Planning Commission and the public to review the proposed project design and for the Planning Commission to provide the applicant, staff, and the Architectural Board of Review (ABR) with comments on the proposed improvements, design, and General Plan consistency (SBMC §28.20.080).

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.**

Contact: Megan Arciniega, Associate Planner  
Email: MLowery@SantaBarbaraCA.gov Phone: (805) 564-5470, ext. 7587

**\*\* The concept was reviewed with the following motions made:**

**The project is consistent with the goals/policies of the General Plan.**

**Lodge/Schwartz Vote: 7/0**

**Abstain: 0**

**Absent: 0**

**The project is inappropriate in the size, bulk, and scale.**

**Lodge/**

**Motion failed for lack of a second.**

**The project is appropriate in the size, bulk and scale.**

**Study the parking height to see if it remains at 14' or can be reduced to 12'.**

**Campanella/Jordan Vote: 6/1 (Lodge)**

**Abstain: 0**

**Absent: 0**

**The open space exceeds the requirements for the project and is appropriate.**

**Jordan/Wiscomb Vote: 6/1 (Lodge)**

**Abstain: 0**

**Absent: 0**

**Reduce the parking height by two feet, and no increase over 20%  
for compact car spaces, and none of the 51 spaces to be taken away  
other than for resident parking and not given to a car share program.**

**Jordan/**

**Motion failed for lack of a second.**

**Eliminate the concept of stacker parking and lower the building height.**

**Thompson/Lodge Vote: 4/3 (Campanella, Higgins, Schwartz)**

**Abstain: 0**

**Absent: 0 \*\***

**IV. ADMINISTRATIVE AGENDA**

**A. Committee and Liaison Reports**

- 1. Staff Hearing Officer Liaison Report**

**\*\* Report was given. \*\***

- 2. Other Committee and Liaison Reports**

**\*\* Reports were given. \*\***

**V. ADJOURNMENT**

**\*\* Meeting adjourned at 5:12 p.m. \*\***