



**City of Santa Barbara**  
**PLANNING COMMISSION**  
**FINISHED AGENDA**  
**JULY 6, 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:**

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

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**NOTICES**

**A. SPECIAL MEETING**  
**TUESDAY, JULY 3, 2017**  
**SITE VISITS**

**7:45 A.M.**

Depart 630 Garden Street  
Community Development Parking Lot

**1903 EL CAMINO DE LA LUZ**

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

**401-409 E. HALEY STREET \***

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

**214 – 226 E. DE LA GUERRA STREET \***

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

The Planning Commission visited the project sites scheduled for review at the Thursday meeting. No public testimony was taken, and the public was invited to attend. Please call the Case Planner for additional information.  
*\*Denotes story poles were up during the site visit.*

**\*\* Site visits held. \*\***

**B. THURSDAY, JULY 6, 2017**  
**LUNCH MEETING**

**12:00 NOON**  
De La Guerra Plaza  
City Hall, Room 15, Upstairs

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

**\*\* Discussion held. \*\***

**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 taken. All Commissioners were present. \*\***

**II. PRELIMINARY MATTERS**

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

**\*\* No requests made. \*\***

B. Announcements and appeals.

**\*\* Announcements made. \*\***

C. Review, consideration, and action on the following draft Planning Commission minutes and resolutions:

1. June 1, 2017

**\*\* Approved as amended.  
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. CONSENT ITEM**

**ACTUAL TIME: 1:06 P.M.**

**CAMINO DE LA LUZ, APN 045-100-078, E-3/SD-3 SINGLE FAMILY RESIDENTIAL/COASTAL ZONE, GENERAL PLAN AND COASTAL LAND USE PLAN DESIGNATION: RESIDENTIAL, 5 UNITS PER ACRE (MST2016-00216)**

The project involves improvements to a single-family property located on a bluff top lot in the City’s Coastal Zone. The proposed landscape improvements include repair of an existing 233 square foot wood deck on the southern portion of the property including replacement of existing railing with clear glass; addition of a separate 96 square foot wood on-grade paving adjacent to the existing deck; removal of 390 square feet of existing stone patios around the south side of the residence and replacement with 401 square feet of concrete patios and stepping pads; relocation of a wood entry gate on the east side of the residence providing access into the yard; removal of existing plantings and replacement with new drought tolerant planting and drip irrigation in the landscaping areas surrounding the patios; and addition of a new wood sliding vehicle entry gate adjacent to the garage. One Eriobotrya tree is proposed to be removed, and two Cassia Leptophylla trees and three citrus trees are proposed to be installed. The project also includes abatement of previous zoning violations including 1) the removal of a metal shed in the setbacks, and 2) the removal of bathroom shower and replacement with tub to match original approved configuration (ZIR2014-00192).

Current drainage is through two existing drain inlets on southern portions of the site that flow into two existing 7-inch corrugated HDPE drain pipes that go down the bluff and drain to the beach. No changes to the existing drain pipes are proposed as part of the project. The site has had a historical access path down the bluff, which predates the Local Coastal Plan certification and would remain.

The discretionary application required for this project is a Coastal Development Permit (CDP2016-00011) to allow the proposed development in the Appealable Jurisdiction of the City’s Coastal Zone (SBMC §28.44.060).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15303 (Small Structures), which allows accessory structures such as patios and gates, and Section 15304 (Minor Alterations to Land), which allows for landscaping on private property.

Contact: Megan Arciniega, Associate Planner  
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Phone: (805) 564-5470, ext. 7587

**\*\* Approved Coastal Development Permit.  
 Thompson/Jordan Vote: 6/0  
 Abstain: 1 (Wiscomb)  
 Absent: 0  
 Resolution No. 011-17. \*\***

**IV. CONCEPT REVIEW****ACTUAL TIME: 1:15 P.M.****APPLICATION OF DESIGNARC, AGENT FOR LAGUNA HALEY STUDIOS LLC, 401-409 EAST HALEY STREET, APNS 031-212-017 AND -018, C-M COMMERCIAL MANUFACTURING ZONE, GENERAL PLAN DESIGNATION: COMMERCIAL INDUSTRIAL/HIGH DENSITY RESIDENTIAL/PRIORITY HOUSING OVERLAY 37-63 DU/ACRE (MST2016-00508)**

The project is a proposal for a new mixed-use development using the Average Unit-Size Density (AUD) Incentive Program, in the C-M, Commercial Manufacturing zone. The project will include a voluntary lot merger of Assessor's Parcels 031-212-017 and 031-212-018, which will result in one parcel of 22,500 square feet. Currently, there are two existing single-story commercial buildings and one residential duplex at 401 E. Haley Street, and one single-story, single-family residence (currently being used for commercial purposes), at 409 E. Haley. All existing residential and commercial structures totaling 5,828 square feet will be demolished. The proposal will include construction of a three-story, mixed-use building with 28 residential rental units totaling 22,006 square feet and three commercial spaces totaling 2,684 square feet of existing demolished square footage.

A ground-level parking garage with 53 parking spaces will be provided. Eleven of the spaces are off-site parking spaces for 406 E. Haley. Roof decks are proposed for the two-bedroom residential units. The residential unit mix will include 5 studios, 9 one-bedroom units, and 14 two-bedroom units, with an average unit size of 786 square feet; an average unit size of 896 square feet is allowed if developing at the proposed density. The proposed density on this parcel will be 55 dwelling units per acre on a parcel with a General Plan Land Use Designation of Commercial Industrial with Priority Housing Overlay that allows 37-63 dwelling units per acre.

This project requires Planning Commission Conceptual Review because the combined 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 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 was taken at the concept review, nor will any determination be made regarding environmental review of the proposed project.**

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**\*\* Comments made by Planning Commission  
to Historic Landmarks Commission. \*\***

**\* THE COMMISSION RECESSED FROM 4:25 P.M. TO 4:39 P.M. \***

**V. NEW ITEM****ACTUAL TIME: 4:39 P.M.****APPLICATION OF LAURA BENARD, ARCHITECT FOR THE CEARNAL COLLECTIVE LLP, FOR BETTY JO LAURITSON TRUST, 214-226 E. DE LA GUERRA ST, APNS 031-082-002, -003, AND -004, C-2 COMMERCIAL ZONE, GENERAL PLAN DESIGNATION: COMMERCIAL/HIGH RESIDENTIAL, PRIORITY HOUSING OVERLAY (37-63 DU/ACRE) (MST2016-00447)**

The project consists of a 26-unit mixed-use project to be developed on three parcels under the Average Unit-Size Density (AUD) Program. The project proposes to demolish an existing two-story, 2,464 square foot, four-unit apartment complex (226 E. De La Guerra Street), three sheds, and a surface parking lot. Site preparation would include 4,300 cubic yards of cut and 100 cubic yards of fill, and 4,200 cubic yards of export. The project proposes to construct a four-story, 18,753 square foot, mixed-use building that includes 14,004 square feet of residential area, 4,749 square feet of commercial floor area, and 10,807 square feet of partially subterranean basement area consisting of storage and 43 parking spaces, with 32 of the spaces provided in an automated parking system with stacked parking. The residential component comprises 26 AUD rental apartments with an average unit size of 525 square feet; an average unit size of 840 square feet is allowed.

The three parcels have a General Plan Land Use designation of Commercial/High Residential with Priority Housing Overlay (37-63 dwelling units per acre). The proposed density on the total of .44 acres will be 60 units per acre, as allowed by the AUD Priority Housing Overlay. The existing single family residence, which is a City Landmark known as the Louisa Ygnacio House, and duplex at 214 E. De La Guerra Street will be preserved and renovated. The existing residences are part of the 26 residential unit count. The discretionary applications required for this project are:

1. Planning Commission review of an Average Unit-Size Density Program project on a lot greater than 15,000 square feet (SBMC §28.20.080);
2. A Development Plan to allow the construction of 4,749 square feet of new nonresidential floor area (SBMC §28.85.030); and
3. Historic Landmarks Commission approval of the architectural design of the mixed-use development.

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

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**\*\*Approved Development Plan.  
Jordan/Thompson Vote: 7/0  
Abstain: 0  
Absent: 0  
Resolution No. 012-17.**

**Comments made by Planning Commission  
to Historic Landmarks Commission.**

**Planning Commission supported the use of stacked parking  
as an option in high density projects.**

**Campanella/Higgins Vote: 5/2 (Lodge, Wiscomb)**

**Abstain: 0**

**Absent: 0 \*\***

**VI. ADMINISTRATIVE AGENDA**

**ACTUAL TIME: 6:35 P.M.**

A. Committee and Liaison Reports.

1. Staff Hearing Officer Liaison Report

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

2. Other Committee and Liaison Reports

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

**VII. ADJOURNMENT**

**\*\* Meeting adjourned at 6:40 p.m. \*\***