



City of Santa Barbara
PLANNING COMMISSION
AGENDA
MAY 10, 2018

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

COMMISSION MEMBERS:

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

STAFF:

N. Scott Vincent, Assistant City Attorney
Beatriz Gularte, Senior Planner
Krystal M. Vaughn, Commission Secretary

NOTICES

A. TUESDAY, MAY 8, 2018
SITE VISITS

7:45 A.M.

Depart 630 Garden Street
Community Development Parking Lot

408 N HOPE AVENUE

Contact: Michelle Bedard, Assistant Planner
MBedard@SantaBarbaraCA.gov
(805) 564-5470, ext. 4551

1062 COAST VILLAGE ROAD*

Contact: Kathleen Kennedy, Associate Planner
KKennedy@SantaBarbaraCA.gov
(805) 564-5470, ext. 4560

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. Contact the Case Planner for additional information.

**Denotes story poles will be up during the site visit.*

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 LAURA BRIDLEY, APPLICANT FOR PHILIP K. BATES III, PROPERTY OWNER, 408 N HOPE AVE, APN 053-430-064, RS-7.5/USS ZONES, GENERAL PLAN LAND USE PLAN DESIGNATION: LOW RESIDENTIAL, MAX 5 DU/AC (MST2017-00097)**

The project consists of the subdivision of an existing 0.65 acre (28,427 square feet.) residential parcel into two lots, located in the Low Density Residential (5 du/ac) General Plan Designation and Single Residential (RS-7.5/USS) Zone. Proposed Lot 1 will be 0.43 acre (18,788 square feet) and Lot 2 is proposed to be 0.22 acre (9,639 square feet). Proposed Lot 1 includes the existing single-residential dwelling, carport and accessory buildings that will be maintained. Proposed Lot 2 is vacant and does not include development of a residential unit at this time. The existing parcel is a flag lot and currently provides access for two existing lots fronting North Hope Avenue. With the proposed subdivision the private driveway will provide access to a total of four lots. The physical changes associated with the subdivision include public accessibility improvements within the public right-of-way to meet city standards, and establishing new utility (sewer) connections. Water service is provided by Lincolnwood Mutual Water Company, a private water company, and is not served by City Water.

The discretionary applications required for this project are:

1. A Tentative Subdivision Map to allow the division of one 0.65 acre (28,427 square feet) parcel into two lots (SBMC Chapter §27.07);
2. A Street Frontage Modification to allow proposed Lot 1 without street frontage (SBMC §30.20.030, and SBMC §30.250.020.B);
3. A Street Frontage Modification to allow proposed Lot 2 without the minimum 60-foot public street frontage requirements (SBMC §30.20.030, and SBMC §30.250.020.B);
4. A Public Street Waiver to allow a subdivision creating lots without public street frontage to be served by a private driveway (access easement), which serves more than two lots (SBMC §22.60.300).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15315 (Minor Land Divisions).

Contact: Contact: Michelle Bedard, Assistant Planner

Email: MBedard@SantaBarbaraCA.gov

Phone: (805) 564-5470, ext. 4551

B. APPLICATION OF CEARNAL COLLECTIVE, ARCHITECT, FOR DAVID BACK AND MONIKA DRAGGOO, TRUSTEES, 1062 COAST VILLAGE ROAD, APN 009-211-014, C-1/SD-3, LIMITED COMMERCIAL AND COASTAL OVERLAY ZONES, GENERAL PLAN DESIGNATION: GENERAL COMMERCE, LOCAL COASTAL PROGRAM LAND USE DESIGNATION: COMMERCIAL (MST2016-00451)

The proposed project involves the demolition of an existing 14-unit apartment building and carport and the construction of a new 37,116 square foot (net), mixed-use development on a 25,554 square foot (0.59 acre) lot. The proposed project includes nine, two-story, three-bedroom residential condominium units (totaling 20,651 sq. ft.), one 874 square foot (net) commercial condominium unit, a subterranean garage with 23 parking spaces (totaling 15,591 sq. ft.). The residential units would range in size between 2,005 and 2,585 square feet and each would have a roof deck. The building heights would range between 21' and 38'-7". The project involves 7,600 cubic yards of cut and 50 cubic yards of fill. Eight trees would be removed (seven Canary Island Pines, one Gold Medallion) and five trees would be preserved (three Canary Island Pines, one Coast Live Oak, one Black Acacia). A total of 42 new trees would be planted, including two street trees. A 3.33 foot wide easement would be dedicated to the City in order to widen the sidewalk.

The discretionary applications required for this project are:

1. A Coastal Development Permit (CDP2017-00009) to allow the proposed development in the Non-Appealable Jurisdiction of the City's Coastal Zone (SBMC §28.44.060);
2. A Vesting Tentative Subdivision Map for a one-lot subdivision to create one (1) commercial condominium unit and nine (9) residential condominium units (SBMC Chapters 27.07, 27.13 and 27.20);
3. A Modification to allow encroachments into the required interior setback (SBMC §28.63.060 and SBMC §28.92.110); and
4. A Modification to allow less than the required distance between buildings (SBMC §28.21.070 and SBMC §28.92.110).

The project requires an environmental finding pursuant to California Environmental Quality Act Guidelines Section 15183 (Projects Consistent with the General Plan).

Contact: Kathleen Kennedy, Associate Planner

Email: KKennedy@SantaBarbaraCA.gov

Phone: (805) 564-5470, ext. 4560

IV. DISCUSSION ITEM

REVIEW AND COMMENT ON DRAFT CITY OF SANTA BARBARA ACCESS & PARKING DESIGN GUIDELINES

The proposed City of Santa Barbara Access and Parking Design Guidelines will update and replace the Santa Barbara Standards for Parking Design, last amended in 1982. Staff is requesting that Planning Commission provide comments on the draft document and recommend adoption by City Council.

Contact: Dan Gullett, Supervising Transportation Planner
Email: DGullett@SantaBarbaraCA.gov

Phone: (805) 897-2542

Contact: Andrew Perez, Assistant Transportation Planner
Email: ACPerez@SantaBarbaraCA.gov

Phone: (805) 564-5572

V. ADMINISTRATIVE AGENDA

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

VI. ADJOURNMENT