



City of Santa Barbara
PLANNING COMMISSION
AGENDA
JULY 19, 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, JULY 17, 2018
SITE VISITS

7:45 A.M.

Depart 630 Garden Street
Community Development Parking Lot

226-232 E. ANAPAMU ST., ET. AL.*

Contact: Allison DeBusk
ADebusk@SantaBarbaraCA.gov
(805) 564-5470, ext. 4552

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.*

B. THURSDAY, JULY 19, 2018
LUNCH MEETING - CANCELLED

12:00 NOON

De La Guerra Plaza
City Hall, Room 15, Upstairs

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. Review, consideration, and action on the following draft Planning Commission minutes and resolutions:
 - 1. June 14, 2018 Minutes
 - 2. June 21, 2018 Minutes
 - 3. PC Resolution No. 018-18
General Plan Amendment and Local Coastal Program Amendment
- 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.

III. CONTINUED ITEM CONTINUED FROM JUNE 14, 2018**APPLICATION OF ROGER HOLCOME, PROPERTY OWNER, 2111 EDGEWATER WAY, APN 041-350-017, E-3/SD-3 ZONES, GENERAL PLAN AND LOCAL COASTAL PROGRAM LAND USE DESIGNATION: LOW DENSITY RESIDENTIAL, 5 DU/AC (MST2017-00079)**

The project consists of a remodel to an existing 2,734 square foot single residential unit with a 484 square foot detached two-car garage. The remodel consists of replacing the exterior doors and windows, new siding, repainting, reconfiguring the entry porch, new air conditioning, and a re-roof to adjust the roof slope and replace the existing composition shingles with new charcoal gray composition shingles. Other site improvements include minor foundation improvements, new landscaping, drainage improvements, and minor hardscape alterations. No new square footage is proposed to the existing residence. The project would abate violations identified in ENF2017-017417.

A Coastal Development Permit (CDP2018-00004) is required 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 Sections 15301, Existing Facilities and 15304, Minor Alterations to Land.

Contact: Megan Arciniega

Email: MArciniega@SantaBarbaraCA.gov

Phone: (805) 564-5470, ext. 7587

IV. NEW ITEM**APPLICATION OF MELISA TURNER, DESIGNARC, AGENT FOR BARRANCA ENTERPRISES, INC. AND MLG LEASING, INC.; 226-232 E. ANAPAMU ST., 1117 & 1121 GARDEN ST., AND 223 E. FIGUEROA ST. UNITS G & H; APN 029-162-006, -007, -008, -009, -010, -012, -020, -021; O-R (OFFICE RESTRICTED) ZONE, GENERAL PLAN DESIGNATION: OFFICE – HIGH DENSITY RESIDENTIAL / PRIORITY HOUSING OVERLAY (MST2017-00092)**

The proposed project involves the construction of a 63,982 square foot mixed-use development with 52 residential units and 6,084 square feet of nonresidential floor area. The project is proposed under the Average Unit-Size Density (AUD) Incentive Program on eight parcels known as 226-232 E. Anapamu Street, 1117 & 1121 Garden Street and 223 E. Figueroa Street, Units G & H. The project includes a voluntary lot merger to create a 35,958 square foot lot.

The proposal includes demolishing all existing buildings and improvements, except two Queen Anne Free Classic style homes located at 228 and 230 E. Anapamu Street that were constructed in 1905 and are eligible to be designated as Structures of Merit. These two structures are proposed to be relocated to Garden Street and incorporated into the project.

The project proposes to construct a 63,982 square foot mixed-use development that includes 41,384 square feet of residential area, 6,084 square feet of commercial area, 11,545 square feet of parking garage and 3,653 square feet of circulation area. Seventy-two parking spaces would be provided in an underground parking garage with access from Garden Street. Of these 72 spaces, 12 spaces would be allocated to the commercial development and 54 spaces would be

allocated to the residential development, with 6 surplus spaces provided. The majority of the parking spaces would be provided in parking lifts (“stacked parking”).

The residential development includes 52 residential units with an average unit size of 752 square feet and a unit mix of 15 studio, 9 one-bedroom, 24 two-bedroom and 4 three-bedroom units.

The eight parcels have a zoning classification of O-R (Office Restricted) and General Plan Land Use designation of Office/ High Residential (28-36 du/ac)/ Priority Housing Overlay (37-63 du/ac). The proposed density on the lots would be 63 dwelling units per acre.

The project will require approval of a Development Plan by the Historic Landmarks Commission for the construction of 2,999 square feet of net new nonresidential floor area.

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 Historic Landmarks Commission (HLC) with comments on the proposed improvements, design, and General Plan consistency (SBMC §30.150.060.E).

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.**

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V. ADMINISTRATIVE AGENDA

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

VI. ADJOURNMENT