



City of Santa Barbara

PLANNING COMMISSION

AGENDA

SEPTEMBER 6, 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. THURSDAY, SEPTEMBER 6, 2018 LUNCH MEETING

11:30 A.M
De La Guerra Plaza
City Hall, Room 15, Upstairs

The Planning Commission will meet informally with City staff to discuss the following:

1. History of Santa Barbara Planning; presented by Commissioner Sheila Lodge
Contact: Bea Gularte, Senior Planner
Email: BGularte@SantaBarbaraCA.gov Phone: (805) 564-5470, ext. 5509
2. An update on 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/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. July 19, 2018 Minutes
 - 2. PC Resolution No. 019-18
2111 Edgewater Way
- 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. NEW ITEM**APPLICATION OF TONY TOMASELLO, RRM DESIGN GROUP, AGENT FOR WESTMONT COLLEGE (MST2018-00139) FOR A PROPOSED SPECIFIC PLAN AMENDMENT TO CHANGE THE AFFORDABILITY REQUIREMENTS OF THE WESTMONT COLLEGE SPECIFIC PLAN (SP5-WC)**

The applicant is proposing to amend the Westmont College Specific Plan (SP5-WC), specifically Section 30.110.040.B of the Santa Barbara Municipal Code, to eliminate the requirement for all units to be affordable to moderate income households, and to replace it with affordability restrictions as outlined in a new Westmont Affordable Housing Program.

In summary, the proposed Westmont Affordable Housing Program (“Program”) would include the 41 existing single-family residences in SP5-WC (Las Barrancas) located at 802-1141 Westmont Road and the 13 approved condominium units (Tejado Grove) currently under construction at the corner of W. Los Olivos and Oak Park Lane. All 54 units would be included in the Program and affordability would be as follows:

- A minimum of 21 moderate income units located at Las Barrancas.
- A minimum of 2 middle income three bedroom units located at Tejado Grove.
- 31 moderate, middle, upper middle income or price restricted units (with a maximum of 6 price restricted units).

The Specific Plan Amendment was initiated by the Planning Commission on May 3, 2018. The purpose of this meeting is to present the proposed Specific Plan Amendment, hold a public hearing, and request that the Planning Commission make a recommendation to City Council for its adoption. The discretionary application required for this project is a Specific Plan Amendment (SBMC § 30.265.090).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15305, Minor Alterations in Land Use Limitations.

Contact: Allison De Busk, Project Planner
Email: ADeBusk@SantaBarbaraCA.gov

Phone: (805) 564-5470, ext. 4552

IV. CONTINUED ITEM CONTINUED FROM JULY 19, 2018**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)**

This Conceptual Review is a continuation of the July 19, 2018 Planning Commission hearing on this project.

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