



**City of Santa Barbara**  
**PLANNING COMMISSION**  
**AGENDA**  
**SEPTEMBER 13, 2018**

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

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**NOTICES**

**A. TUESDAY, SEPTEMBER 11, 2018**  
**SITE VISIT**

**7:45 A.M.**

Depart 630 Garden Street  
Community Development Parking Lot

1220-1222 State Street  
Contact: Allison DeBusk, Project Planner  
[ADeBusk@SantaBarbaraCA.gov](mailto: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.

**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](mailto: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](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).

**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](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

## 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 TOWBES GROUP, AGENT FOR PROPERTY OWNERS: NASSAU LAND COMPANY LP, 1216 STATE STREET LLC, MARY LEWIS, TRUSTEE & ELIZABETH T. BILICH, TRUSTEE, ERIC S MEYER & CYNTHIA C MEYER, AND STEVEN F. BARNES, TRUSTEE & JOHN H. PARKE, TRUSTEE; FOR PROPERTY LOCATED AT 1220 STATE STREET, 1222 STATE STREET AND 20 E. VICTORIA STREET; APNS 039-183-061, 039-183-060, 039-183-059, 039-183-058, 039-183-056, 039-183-055, 039-183-025, 039-183-020, AND 039-183-003; C-G COMMERCIAL GENERAL ZONE; GENERAL PLAN DESIGNATION: COMMERCIAL MEDIUM HIGH DENSITY RESIDENTIAL (MST2016-00555)**

The project consists of a merger of nine lots totaling 0.74 acres and a subsequent re-subdivision to create seven lots. Proposed lot sizes range from 596 square feet to 13,022 square feet. The project also includes improvements, such as lighting, paving and walls, to create "Granada Plaza," an enhanced paseo connection between State Street and the Granada Garage (City Parking Lot 6); defined bus/truck parking for the Granada Theatre;

a new shared trash enclosure; and two new private garages of 476 and 535 net square feet. The paseo to State Street is proposed to be dedicated to the City.

The discretionary application required for this project is a Tentative Subdivision Map to allow the division of nine parcel(s) into seven lots (SBMC Chapter 27.07).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15305.

Contact: Allison De Busk, Project Planner  
Email: [ADeBusk@SantaBarbaraCA.gov](mailto:ADeBusk@SantaBarbaraCA.gov)

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

**B. PLANNING COMMISSION REVIEW OF PROPOSED AMENDMENTS TO TITLE 30 OF THE SANTA BARBARA MUNICIPAL CODE (SBMC) TO AMEND DEVELOPMENT REGULATIONS FOR THE AVERAGE UNIT-SIZE DENSITY (AUD) INCENTIVE PROGRAM ORDINANCE.**

The amendments propose to require two onsite parking spaces for AUD units with three or more bedrooms, in projects located outside of the Central Business District, and prohibit AUD units from future conversion to a hotel use as defined in SBMC Section 30.295.040.O.

Staff recommends that the Planning Commission review the proposed amendments and forward a recommendation to the City Council for adoption.

Contact: Jessica Metzger, Project Planner  
Email: [JMetzger@SantaBarbaraCA.gov](mailto:JMetzger@SantaBarbaraCA.gov)

Phone: (805) 564-5470, ext. 4582

**IV. ADMINISTRATIVE AGENDA**

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

**V. ADJOURNMENT**