



City of Santa Barbara

PLANNING COMMISSION

AGENDA

DECEMBER 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:

Tava Ostrenger, Assistant City Attorney
Allison DeBusk, Senior Planner
Krystal M. Vaughn, Senior Commission Secretary

NOTICES

A. TUESDAY, DECEMBER 4, 2018 SITE VISITS

7:45 A.M.

Depart 630 Garden Street
Community Development Parking Lot

1325 STATE STREET

Contact: Stephanie Swanson, Assistant Planner
SSwanson@SantaBarbaraCA.gov
(805) 564-5470, ext. 4569

208 W. DE LA GUERRA STREET, 809 DE LA VINA STREET, AND 815 DE LA VINA STREET *

Contact: Kathleen Kennedy, Project 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.*

B. THURSDAY, DECEMBER 6, 2018 LUNCH MEETING

12:00 NOON

De La Guerra Plaza
City Hall, Room 15, Upstairs

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

1. Historic Resources Program Overview
Contact: Nicole Hernandez, City Historian
Email: NHernandez@SantaBarbaraCA.gov

Phone: (805) 564-5470, ext. 4557

2. Summary of City Council's Average Unit-size Density meeting and decision
Contact: Allison DeBusk, Senior Planner
Email: ADebusk@SantaBarbaraCA.gov Phone: (805) 564-5470, ext. 5509
3. 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.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. November 1, 2018 Minutes
 - 2. November 8, 2018 Minutes
- 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 ITEMS

- A. **STATUS REPORT FROM PEOPLE ASSISTING THE HOMELESS (PATH), 816 CACIQUE AND 100 SOUTH QUARANTINA STREETS, APNS 017-240-021, 017-113-035 & -017-113-034, M-1 LIGHT MANUFACTURING, C2 GENERAL COMMERCE AND S-D-3 COASTAL OVERLAY ZONES, LOCAL COASTAL PLAN DESIGNATION: INDUSTRIAL (MST99-00432)**

PLEASE NOTE: Item III.A has been continued to December 20, 2018.

The purpose of this meeting is for People Assisting the homeless (PATH) to provide its Two-Year Progress Report on the operation of the Emergency Homeless Shelter, located at 816 Cacique Street, as required by Condition II.F of Planning Commission Resolution 008-09.

Contact: Kelly Brodison, Associate Planner

Email: KBrodison@SantaBarbaraCA.gov

Phone: (805) 564-5470, ext. 4531

- B. **APPLICATION OF SUSETTE NAYLOR, AIA, ARCHITECT FOR ALMOND HOLDINGS, LLC, PROPERTY OWNER, 1325 STATE STREET, APN 039-131-017, C-G ZONE (COMMERCIAL-GENERAL), GENERAL PLAN DESIGNATION: COMMERCIAL/HIGH DENSITY RESIDENTIAL (28-36 DU/AC)/PRIORITY HOUSING OVERLAY (MST2018-00079)**

The project consists of the conversion of the existing 1,494 square foot second floor at 1325 State Street from office space to two residential units of approximately 728 square feet and approximately 766 square feet under the Average Unit-Size Density Incentive Program. No exterior or interior alterations to the existing ground floor are proposed. The only external change proposed on the second floor is to remove two awnings on the western façade (facing the paseo at the rear of the building). New rooftop equipment,

including HVAC equipment and skylights, are proposed to serve the proposed residential units.

The 4,108 square foot C-G zoned lot is currently developed with a two-story commercial building. The ground floor is currently occupied by a restaurant, while the second floor is vacant, but was most recently used as office space. The second floor is accessed off the paseo at the rear of the existing building.

The discretionary applications required for this project are:

1. A Parking Modification to not provide the two required on-site parking spaces for the two residential units (SBMC §30.150.090.F and SBMC Chapter 30.250); and
2. An Open Yard Modification to provide less than the required private open yard for each of the two residential units (SBMC §30.150.090.G.2.b and SBMC Chapter 30.250).

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

Contact: Stephanie Swanson, Assistant Planner

Email: SSwanson@SantaBarbaraCA.gov

Phone: (805) 564-5470, ext. 4569

C. APPLICATION OF TRISH ALLEN, SEPPS, AGENT FOR 815 DE LA VINA LLC; 208 W. DE LA GUERRA STREET, 809 DE LA VINA STREET, AND 815 DE LA VINA STREET; APN 037-041-008, -009, AND -010; C-G (COMMERCIAL GENERAL) ZONE; GENERAL PLAN DESIGNATION: COMMERCIAL/ HIGH RESIDENTIAL/ PRIORITY HOUSING OVERLAY (MST2017-00017)

This is a Concept Review Hearing. The proposal consists of a new 38-unit, 38,957 square foot (net) residential project to be developed under the Average Unit-Size Density (AUD) Incentive Program at 208 W. De la Guerra Street, 809 De la Vina Street, and 815 De la Vina Street. The project includes a lot merger of three parcels (APNs 037-041-008, -009, and -010) to create a 29,275 square foot (net) lot. The project includes the demolition of the two-story, five-unit apartment building and one-story, one-unit cottage at 208 W. De la Guerra Street, the two-story commercial building at 809 De la Vina Street, and the one-story commercial building and shed at 815 De la Vina Street. The Ott House, a significant historic resource, located at 815 De La Vina Street, would be relocated to the corner of De La Guerra and De La Vina Streets and incorporated into the project.

The new residential building would consist of ten (10) studio apartments and twenty-two (22) one-bedroom apartments ranging from 440 square feet to 901 square feet. The Ott House has 6 residential units (four studio apartments, a one-bedroom apartment, and a two-bedroom apartment) ranging from 291 to 714 square feet. The project would have an average unit size of 567 square feet. A total of 40 vehicle parking spaces (38 standard, 2 accessible) and 40 bicycle parking spaces are proposed on the ground level of the proposed building.

The three parcels have a zoning classification of C-G (Commercial General) and General Plan Land Use designation of Commercial/ High Residential (28-36 du/ac)/ Priority Housing Overlay (37-63 du/ac). The proposed density for the merged 29,548 square foot (gross) lot would be 57 dwelling units per acre.

The project will require approval by the Historic Landmarks Commission.

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.**

Contact: Kathleen Kennedy, Project Planner

Email: KKennedy@SantaBarbaraCA.gov

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

IV. **ADMINISTRATIVE AGENDA**

A. Committee and Liaison Reports.

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

V. **ADJOURNMENT**