



**City of Santa Barbara**  
**PLANNING COMMISSION**  
**FINISHED AGENDA**  
**JULY 19, 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  
Kathleen Goo, Commission Secretary

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**NOTICES**

**A. TUESDAY, 17, 2018**  
**SITE VISIT**

**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](mailto:ADebusk@SantaBarbaraCA.gov)  
(805) 564-5470, ext. 4552

Site visit held.

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

**12:00 NOON**  
De La Guerra Plaza  
City Hall, Room 15, Upstairs

**PLEASE BE ADVISED**

**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).

**TELEVISION COVERAGE:** Planning Commission meetings are 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**

**Roll call taken. Vice Chair Sheila Lodge and Commissioners Jay D. Higgins were absent.**

**II. PRELIMINARY MATTERS**

A. Requests for continuances, withdrawals, postponements, or addition of ex-agenda items.

**No Requests made.**

B. Announcements and appeals.

**Announcements made.**

C. Review, consideration, and action on the following draft Planning Commission minutes and resolutions:

1. June 14, 2018 Minutes

**Approved as presented.  
Jordan/Schwartz Vote: 4/0  
Abstain: 1 (Thompson)  
Absent: 2 (Lodge and Higgins)**

2. June 21, 2018 Minutes

3. PC Resolution No. 018-18  
General Plan Amendment and Local Coastal Program Amendment

**Approved as presented.  
Jordan/Thompson Vote: 4/0  
Abstain: 1 (Campanella)  
Absent: 2 (Lodge and Higgins)**

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.

**No one wished to speak.**

**III. CONTINUED ITEM CONTINUED FROM JUNE 14, 2018****ACTUAL TIME: 1:05 P.M.****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.

**Approved the project, making the findings for the Coastal Development Permit as outlined in the Staff Report dated July 12, 2018 and subject to the Conditions of Approval as outlined in the Staff Report, with the revisions to the Conditions of Approval.**

**Jordan/Schwartz Vote: 5/0****Abstain: 0****Absent: 2 (Lodge and Higgins)****Resolution No. 018-18****IV. NEW ITEM****ACTUAL TIME: 2:00 P.M.****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.**

**Continued to the meeting of August 9, 2018.**

**Jordan/Thompson Vote: 5/0**

**Abstain: 0**

**Absent: 2 (Lodge and Higgins)**

## **V. ADMINISTRATIVE AGENDA**

**ACTUAL TIME: 5:25 P.M.**

### **A. Committee and Liaison Reports.**

1. Staff Hearing Officer Liaison Report

**No report given.**

2. Other Committee and Liaison Reports

**Reports given.**

VI. **ADJOURNMENT**

**Meeting adjourned at 5:28 p.m.**