



City of Santa Barbara

PLANNING COMMISSION FINISHED AGENDA SEPTEMBER 13, 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
Kathleen Goo, Commission Secretary

NOTICES

A. TUESDAY, SEPTEMBER 11, 2018 SITE VISITS

7:45 A.M.

Depart 630 Garden Street
Community Development Parking Lot

1220-1222 State Street
Contact: Allison DeBusk, Project Planner
ADeBusk@SantaBarbaraCA.gov
(805) 564-5470, ext. 4552

Site visit(s) held.

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. 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).

TELEVISION COVERAGE: Planning Commission meetings are 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

**Roll call taken. All Commissioners were present.
(Commissioner Jordan left at 4:36 p.m. and did not return.)**

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. Comments from members of the public pertaining to items not on this agenda. Due to time constraints, each person is limited to two minutes.

Mickey Flacks addressed the Commission regarding AUD concerns and provided recommendations.

III. NEW ITEM

A. ACTUAL TIME: 1:08 P.M.

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.

Approved the project, making the findings for the Tentative Subdivision Map as outlined in the Staff Report dated September 6, 2018, subject to the Conditions of Approval dated September 12, 2018, with revisions.

Higgins/Thompson Vote: 7/0

Abstain: 0

Absent: 0

Resolution No. 021-18

B. ACTUAL TIME: 3:24 P.M.

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.

Forward the recommendation to City Council for adoption of amendments to Title 30 of the Santa Barbara Municipal Code (SBMC) with regard to parking for the Average Unit-Size Density (AUD) Incentive Program Ordinance, as outlined in the Staff Memo dated September 12, 2018 with revisions.

Lodge/Wiscomb Vote: 5/1 (Higgins)

Abstain: 0

Absent: 1 (Jordan)

Forward the recommendation to City Council for adoption of amendments to Title 30 of the Santa Barbara Municipal Code (SBMC) with regard to prohibition against the conversion of Average Unit-Size Density (AUD) Incentive Program residential units to hotels or similar uses, as outlined in the Staff Memo dated September 12, 2018.

Lodge/Higgins Vote: 6/0

Abstain: 0

Absent: 1 (Jordan)

IV. **ADMINISTRATIVE AGENDA**

ACTUAL TIME: 5:23 P.M.

A. Committee and Liaison Reports.

1. Staff Hearing Officer Liaison Report

Report given.

2. Other Committee and Liaison Reports

Reports given.

V. **ADJOURNMENT**

Meeting adjourned at 5:27 p.m.