



**City of Santa Barbara**  
**PLANNING COMMISSION**  
**DECEMBER 6, 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 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

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**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](mailto: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](mailto:KKennedy@SantaBarbaraCA.gov)  
(805) 564-5470, ext. 4560

Site visits held.

**B. THURSDAY, DECEMBER 6, 2018**  
**LUNCH MEETING**

**12:00 NOON**

De La Guerra Plaza  
City Hall, Room 15, Upstairs

1. Historic Resources Program Overview  
Contact: Nicole Hernandez, City Historian  
Email: [NHernandez@SantaBarbaraCA.gov](mailto:NHernandez@SantaBarbaraCA.gov)

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

Discussion held.

- 2. Summary of City Council’s Average Unit-size Density meeting and decision  
 Contact: Allison DeBusk, Senior Planner  
 Email: [ADebusk@SantaBarbaraCA.gov](mailto:ADebusk@SantaBarbaraCA.gov) Phone: (805) 564-5470, ext. 5509

**Summary provided.**

- 3. An update on status of long-range projects, new legislation, zoning enforcement items, status reports on previously approved projects, and future agenda items.

**Update given.**

**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. All Commissioners were present.  
 (Commissioner Campanella left at 2:20 p.m. and did not return.)**

**II. PRELIMINARY MATTERS**

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

**Requests made.**

- B. Announcements and appeals.

**No announcements made.**

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

1. November 1, 2018 Minutes

**Approved as amended.**  
**Thompson/Schwartz Vote: 7/0**  
**Abstain: 0**  
**Absent: 0**

2. November 8, 2018 Minutes

**Approved as amended.**  
**Thompson/Schwartz Vote: 5/0**  
**Abstain: 2 (Jordan and Higgins)**  
**Absent: 0**

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. NEW ITEM**

**A. *ITEM WAS CONTINUED TO DECEMBER 20, 2018.***

**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)**

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.

**B. **ACTUAL TIME: 1:08 P.M.****

**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.

**Approve the project, making the findings for the Parking Modification and Open Yard Modification as outlined in the Staff Report dated November 26, 2018, and subject to the Conditions of Approval as outlined in the Staff Report.**

**Thompson/Higgins Vote: 7/0**

**Abstain: 0**

**Absent: 0**

**Resolution No. 023-18**

**\* THE COMMISSION RECESSED FROM 2:12 TO 2:18 P.M. \***

**C. ACTUAL TIME: 2:18 P.M.**

**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.**

**RECUSALS:** To avoid any actual or perceived conflict of interest, Commissioner Campanella recused himself from hearing this item due to the ownership of property within 500 feet of the proposed project.

**Discussion held and comments made.**

**The project is consistent with goals and policies of the General Plan.**

Ayes: 6      Noes: 0      Abstain: 0      Absent: 1 (Campanella)

**The size, mass, bulk, scale, and height are appropriate for the project's location and neighborhood.**

Ayes: 4      Noes: 2 (Lodge and Higgins)      Abstain: 0      Absent: 1 (Campanella)

**Encourage the Historic Landmarks Commission to keep the hedges.**

Ayes: 6      Noes: 0      Abstain: 0      Absent: 1 (Campanella)

**Encourage the Historic Landmarks Commission to support 9.5' plate heights.**

Ayes: 4      Noes: 1 (Lodge)      Abstain: 1 (Thompson)      Absent: 1 (Campanella)

IV. **ADMINISTRATIVE AGENDA**

**ACTUAL TIME: 4:57 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 5:02 p.m.**