



City of Santa Barbara
PLANNING COMMISSION
AGENDA
MARCH 7, 2019

1:00 P.M.
City Hall, Council Chambers
735 Anacapa Street
SantaBarbaraCA.gov

COMMISSION MEMBERS:

Lesley Wiscomb, *Chair*
Mike Jordan, *Vice Chair*
John P. Campanella
Jay D. Higgins
Sheila Lodge
Deborah L. Schwartz
Addison Thompson

STAFF:

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

NOTICES

A. TUESDAY, MARCH 5, 2019
SITE VISITS

7:45 A.M.

Depart 630 Garden Street
Community Development Parking Lot

517 CHAPALA 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, MARCH 7, 2019
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. MAPS Demonstration
2. Election of two (2) Commissioners to be part of the De la Guerra Plaza Sub-Committee.
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. February 14, 2019 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. AVERAGE UNIT-SIZE DENSITY INCENTIVE PROGRAM AMENDMENT FOR INCLUSIONARY RENTAL HOUSING**

Consideration of a proposed amendment to the Zoning Ordinance (SBMC Title 30) to provide Inclusionary Housing for rental projects constructed with the Average Unit-Size Density Incentive Program (AUD Program), and to forward a recommendation to City Council.

Contact: Jessica Metzger, Project Planner
Email: JMetzger@SantaBarbaraCA.gov

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

B. APPLICATION OF TRISH ALLEN, SEPPS, AGENT FOR EDWARD ST. GEORGE, 517 CHAPALA STREET, APN 037-163-007 & -008, C-G (COMMERCIAL GENERAL) ZONE, GENERAL PLAN DESIGNATION: COMMERCIAL/MEDIUM HIGH RESIDENTIAL (15-27 DU/AC) (MST2017-00151)

The project consists of the demolition of an existing automobile dealership with 1,300 square feet of office space, merger of two lots (APNs 037-163-007 & 037-163-008) for a combined lot area of 11,500 square feet, and construction of a new three-story, 17,052 square foot (net) building containing 16 hotel rooms, a caretaker unit, and 519 square feet (net) of commercial space. The first level would include the hotel lobby, commercial space, 17 vehicle parking spaces, and three bicycle parking spaces. The second level would include nine hotel rooms and a courtyard area. The third level would include seven hotel rooms and a 905 square foot (net) caretaker unit. A 277 square foot roof deck would be provided for the caretaker unit.

The discretionary applications required for this project are:

1. Development Plan to allow the construction of 7,693 square feet of net new nonresidential floor area (SBMC Chapter 30.230); and
2. Development Plan for a Transfer of Existing Development Rights to transfer three hotel rooms from 3714-3744 State Street (APN 053-300-038) to the project site (SBMC Chapter 30.270).

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

Contact: Kathleen Kennedy
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