



City of Santa Barbara
PLANNING COMMISSION
AGENDA
JUNE 20, 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, JUNE 18, 2019
SITE VISITS

7:45 A.M.
Depart 630 Garden Street
Community Development Parking Lot

219 E. Haley St.*
Contact: Kelly Brodison, Associate Planner
KBrodison@SantaBarbaraCA.gov
(805) 564-5470, ext. 4531

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, JUNE 20, 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. 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. Planning Commission June 6, 2019 Minutes
 2. Planning Commission Resolution No. 007-19
115 W. Anapamu Street Building Height Exception.
 3. Planning Commission Resolution No. 008-19
Proposed Amendments to the Santa Barbara Municipal Code to Regulate the Conversion of Mobilehome or Permanent Recreational Vehicle Parks to Other Uses.
- 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. **CONCEPT REVIEW**

APPLICATION OF ED DEVICENTE, ARCHITECT FOR PROPERTY OWNER PRICE LIVING TRUST, 219 E HALEY STREET, APN 031-202-014, MC (MANUFACTURING COMMERCIAL) ZONE, GENERAL PLAN LAND USE DESIGNATION: COMMERCIAL INDUSTRIAL MEDIUM-HIGH RESIDENTIAL (15-27 DU/ACRE) / PRIORITY HOUSING OVERLAY (37-63 DU/ACRE) (PLN2016-00078)

This item was postponed from May 16, 2019.

This is a Concept Review Hearing. The project involves a proposal for a new mixed-use development using the Average Unit-Size Density (AUD) Incentive Program. The proposal includes the demolition of seven existing structures housing eight residential units and the construction of a four-story, 35-unit, mixed-use development. Unit mix will include 14 two-bedroom units, 16 one-bedroom units, and 5 studios, ranging in size from 412 to 1,011 square feet, with an average unit size of 715 square feet. Also proposed are two commercial spaces totaling 1,844 square feet. The proposed density on this 24,541 square foot parcel would be 63 dwelling units per acre on a parcel with a General Plan Land Use designation of Commercial Industrial/Medium High Residential (15-27 dwelling units (du) per acre) in the Priority Housing Overlay (37-63 du/acre). There will be 36 covered parking spaces for the residential units and 4 parking spaces for the commercial area.

This project will require approval by the Architectural Board of Review.

The project requires Planning Commission Conceptual Review because the lot size is more than 15,000 square feet and the project is being proposed under the AUD Incentive Program Priority Housing Overlay (SBMC §30.150.060.A). 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 Architectural Board of Review (ABR) 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: Kelly Brodison, Associate Planner

Email: KBrodison@SantaBarbaraCA.gov

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

IV. **NEW ITEM**

RECOMMENDATION TO CITY COUNCIL ON CALIFORNIA COASTAL COMMISSION'S RESOLUTION OF CERTIFICATION AND SUGGESTED MODIFICATIONS TO LOCAL COASTAL PROGRAM AMENDMENT LCP-4-SBC-18-0062-1 FOR THE UPDATED COASTAL LAND USE PLAN (PLN2018-00070).

The purpose of this hearing is for Planning Commission to consider and forward a recommendation to the City Council regarding California Coastal Commission's (CCC) Suggested Modifications to the updated Coastal Land Use Plan. In August 2018, Santa Barbara City Council adopted a comprehensively updated Coastal Land Use Plan (LUP), including an updated Land Use Map (PLN2018-00070). After adoption, the updated Coastal LUP was submitted to the CCC for certification (LCP-4-SBC-18-0062-1). On May 9, 2019, the CCC certified the updated Coastal LUP with suggested modifications. The updated Coastal LUP will not be effective until: 1) The City Council agrees to the CCC's suggested modifications to the updated Coastal LUP; and 2) The CCC determines at its next public meeting that the City's action to accept the suggested modifications is legally adequate to satisfy the CCC's certification order. Once the updated Coastal LUP becomes effective, all Coastal Development Permits approved after that day must be consistent with the updated Coastal LUP.

Contact: Melissa Hetrick, Project Planner

Email: MHetrick@SantaBarbaraCA.gov

Phone: (805) 564-5470, ext. 4556

V. **ADMINISTRATIVE AGENDA**

A. Committee and Liaison Reports.

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

VI. **ADJOURNMENT**