



City of Santa Barbara

PLANNING COMMISSION

AGENDA

AUGUST 15, 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, AUGUST 13, 2019 SITE VISIT

7:45 A.M.

Depart 630 Garden Street
Community Development Parking Lot

302-308 W. Montecito St.*
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.*

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. 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 ITEM

PLEASE NOTE: Item III has been postponed and is scheduled for the September 5, 2019 meeting.

APPLICATION OF EDWARD DEVICINTE, ARCHITECT FOR HANNAH BEACHSIDE LLC, PROPERTY OWNER, 11 ANACAPA STREET, APN 033-112-010, OC/SD-3 ZONE, LOCAL COASTAL PROGRAM LAND USE PLAN DESIGNATION: OCEAN-ORIENTED COMMERCIAL (PLN2017-00009)

The project consists of the renovation and adaptive re-use of an existing 11,201 net square foot multi-tenant commercial building. Specific improvements include, but are not limited to: converting 2,500 net square feet on the ground floor to a restaurant use; converting 1,291 net square feet on the ground floor to a retail use; a new deck for outdoor restaurant seating; accessibility upgrades; a new transformer; a new trash enclosure; a reconfigured parking lot; and new landscaping.

The discretionary applications required for this project are:

1. A Modification to provide fewer than the required number of parking spaces (SBMC §28.92.110); and
2. A Coastal Development Permit (CDP2018-00019) to allow the proposed development in the Appealable Jurisdiction of the City's Coastal Zone (SBMC §28.44.060).

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

Contact: Tony Boughman, Assistant Planner
Email: TBoughman@SantaBarbaraCA.gov

Phone: (805) 564-5470, ext. 4539

IV. **NEW ITEM**

APPLICATION OF TRISH ALLEN, SEPPS, AGENT FOR EDWARD ST. GEORGE, 302 AND 308 W. MONTECITO STREET, APN 037-232-011 & -002, C-G (COMMERCIAL GENERAL) ZONE, GENERAL PLAN DESIGNATION: COMMERCIAL/MEDIUM HIGH RESIDENTIAL (15-27 DU/AC) (PLN2016-00426)

The project consists of the demolition of an existing four-unit apartment building with 517.5 square feet of commercial space, merger of two lots (APNs 037-232-011 & 037-232-002) for a combined lot area of 18,927 square feet, and construction of a new three-story, 30,830 square foot (net) building containing 32 hotel guestrooms, a 1,674 square foot coffee shop, and a parking garage with 11 surface parking spaces and a parking lift system to accommodate 33 parking spaces. The first level of the building would include the hotel lobby and office, coffee shop with outdoor patio, and parking garage. The second level would include 15 hotel rooms and a 720 square foot hotel lounge. The third level would include 17 hotel rooms and a partially covered patio lounge. A 1,966 square foot deck would be provided on the roof.

The discretionary applications required for this project are:

1. A Development Plan to allow the construction of 20,582.5 square feet of net new nonresidential floor area (SBMC Chapter 30.230); and
2. A Development Plan for a Transfer of Existing Development Rights to transfer 25 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, Project Planner
Email: KKennedy@SantaBarbaraCA.gov

Phone: (805) 564-5470, ext. 4560

V. ADMINISTRATIVE AGENDA

A. Committee and Liaison Reports.

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

VI. ADJOURNMENT