



City of Santa Barbara

PLANNING COMMISSION REVISED AGENDA OCTOBER 17, 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
Heidi Reidel, Commission Secretary

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, PO 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 before 4:30 p.m. the Monday before the meeting. Please note that the Commission may not have time to review written comments received after 4:30 p.m. the Monday before the meeting, however, it will be added to the project file and you are welcome to bring written correspondence to the meeting for distribution (provide 12 copies).

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 October 3, 2019 Minutes
 - 2. Planning Commission Resolution No. 016-19
3405 Sea Ledge Ln
- 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 ITEM

APPLICATION OF RRM DESIGN GROUP, AGENT FOR YAU REVOCABLE TRUST, 691 N. HOPE AVENUE, APN: 057-113-007, COUNTY ZONE: 8-R-1 (SINGLE FAMILY RESIDENTIAL, 8,000 SQUARE FOOT MINIMUM LOT SIZE), COUNTY GENERAL PLAN DESIGNATION: RESIDENTIAL, 4.6 UNITS PER ACRE (PLN2018-00345)

The project consists of a six-lot subdivision for a future single-family residential development on a 2.02-acre (87,950-square foot) parcel located at 691 N. Hope Avenue (APN 057-113-007) in Santa Barbara County. The project includes the demolition of the existing single-family residence, detached garage, and sheds, and the construction of a new public road off of N. Hope Avenue. Grading consists of 1,641 cubic yards of cut and 2,299 cubic yards of fill. No new residential structures are currently proposed. The Planning Commission initiated the annexation on December 20, 2018.

The discretionary applications required for this project are:

Recommendation by Planning Commission to City Council, and subsequent approval by City Council and the Local Agency Formation Commission (LAFCO):

- A. Annexation and Reorganization of the subject property from the unincorporated area of Santa Barbara County to the city of Santa Barbara;
- B. General Plan Amendment to add the subject property to the City's General Plan Map with a designation of Low Density Residential, Five Dwelling Units Per Acre (SBMC Chapter 30.235); and
- C. Zoning Map Amendment to add the subject property to the City's Zoning Map with a designation of RS-7.5/USS (Residential Single-Unit, 7,500 square foot minimum lot size/Upper State Street Area Overlay) (SBMC Chapter 30.235).

Planning Commission may take action to approve the following applications contingent upon the above listed applications:

- D. Street Frontage Modification to allow less than 60 feet of street frontage for proposed Lot 6 (SBMC§ 30.20.030 and §30.250.020.B); and
- E. Tentative Subdivision Map to allow the division of one parcel into six lots (SBMC Chapter 27.07).

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

Contact: Kathleen Kennedy, Project Planner
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Phone: (805) 564-5470, ext. 4560

IV. **CONTINUED ITEM: FROM OCTOBER 10, 2019**

AVERAGE UNIT-SIZE DENSITY INCENTIVE PROGRAM AMENDMENT DIRECTION.

Staff recommends that the Planning Commission review preliminary amendment direction and identify which amendments should move forward for further consideration at the joint City Council/Planning Commission hearing on November 14, 2019.

Staff has prepared a proposal for City-wide amendments for multi-unit housing for consideration, including:

- Density
 - Increases to densities in the Central Business District and along State Street up to Mission Street
 - Decreases to densities in the Milpas Street corridor
- Parking
 - New parking in-lieu fee option inside the Central Business District
 - Allowing unbundled parking City-wide
 - Prohibiting residents of new development from participating in the Residential Parking Program City-wide
 - Additional parking requirement outside the Priority Housing Overlay
- Eliminating open yard requirement for the blocks between Anacapa and Chapala Streets in the Central Business District
- New maximum limits to building sizes related to lot area

- Increase in height limit in the C-G and M-C Zones in the Priority Housing Overlay
- New regulations requiring no net loss of units affordable to very low and low income households
- Stronger controls on the redevelopment of mobile home parks
- Additional Planning Commission authority
- Extension of AUD Trial Period until updated Multi-Unit Housing Standards are adopted by City Council

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V. ADMINISTRATIVE AGENDA

A. Committee and Liaison Reports.

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

VI. ADJOURNMENT