



City of Santa Barbara
PLANNING COMMISSION
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

Site visit held.

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.

Items discussed.

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. 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).

TELEVISION COVERAGE: Planning Commission meetings are 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

Roll call taken. All Commissioners were present.

II. PRELIMINARY MATTERS

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

No Requests made.

B. Announcements and appeals.

Announcements made.

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

1. February 14, 2019 Minutes

**Approved as amended.
Campanella/Lodge Vote: 7/0**

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.

Kip Young addressed the Commission.

III. NEW ITEM**ACTUAL TIME: 1:15 P.M.****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.

Do not recommend that Council Adopt the Ordinance Amendments related to Inclusionary Housing for AUD Program.

Thompson/Schwartz Vote: 6/1 (Lodge)

Abstain: 0

Absent: 0

Recommend to Council to return the Ordinance Amendments related to Inclusionary Housing for AUD Program rental projects to Planning Commission for further study with the following changes:

1. Remove the limitation on the AUD Program Trial Period duration.
2. Include Density Bonus for Inclusionary Rental Housing, similar to the Density Bonus provisions provided for condominium projects with the Affordable Housing Policies & Procedures.
3. Provide a peer review of the 2019 Keyser Marston Study.
4. Study process improvements to streamline AUD project application and building permit review.
5. Review Inclusionary provisions with the incentives of Density, Parking, and Height as a package.
6. Provide flexibility for an applicant to choose from either in lieu fees, onsite Inclusionary units, or offsite Inclusionary units.

Jordan/Thompson Vote: 6/1 (Higgins)

Abstain: 0

Absent: 0

ACTUAL TIME: 5:23 P.M**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.

Approved the project, making the findings as outlined in the Staff Report dated February 28, 2019, subject to the Conditions of Approval as outlined in the Staff Report, with the following revisions to the Conditions of Approval:

1. Construction Hours will be extended for Saturday hours as follows: Construction (including preparation for construction work) shall only be permitted Monday through Friday between the hours of 7:00 a.m. and 5:00 p.m. and Saturdays between the hours of 9:00 a.m. and 5:00 p.m.
2. No residential parking permit will be granted for the one caretaker unit.
3. Construction signage to be posted on Chapala Street and the alley.

Jordan/Thompson Vote: 7/0

Abstain: 0

Absent: 0

Resolution No. 004-19

IV. ADMINISTRATIVE AGENDA

ACTUAL TIME: 6:25 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 6:31 p.m.