



City of Santa Barbara
PLANNING COMMISSION
JUNE 6, 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 4, 2019
SITE VISIT

7:45 A.M.

Depart 630 Garden Street
Community Development Parking Lot

115 W. Anapamu St.
Contact: Tony Boughman, Assistant Planner
TBoughman@SantaBarbaraCA.gov
(805) 564-5470, ext. 4539

Site visit held.

B. THURSDAY, JUNE 6, 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.

Update given.

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.

(Commissioner Campanella and Thompson absent from 1:04 – 4:27 p.m.; Commissioner Jordan left at 4:12 p.m., and did not return.)

II. PRELIMINARY MATTERS

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

No requests made.

B. Announcements and appeals.

No announcements made.

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

1. May 2, 2019 Minutes

Approved as amended.

Thompson/Lodge Vote: 6/0

Abstain: 1 (Schwartz)

Absent: 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.

No one wished to speak.

III. NEW ITEM**ACTUAL TIME: 1:04 P.M.****A. APPLICATION OF CHRISTINE PIERRON, ARCHITECT FOR SANCTUARY CENTERS, PROPERTY OWNER, 115 WEST ANAPAMU STREET, APN 039-222-002, C-G ZONE, GENERAL PLAN DESIGNATION: COMMERCIAL - HIGH DENSITY RESIDENTIAL (PLN2016-00436)**

Sanctuary Centers of Santa Barbara proposes a project involving construction of a five-story mixed-use building, approximately 59-feet in height. The building would consist of approximately 34 residential apartments for a resident population including adults with mental illness and substance abuse disorders, and veterans with post-traumatic stress disorders; and approximately 6,600 square feet of new nonresidential floor area for a co-occurring disorders center, offices, meeting rooms providing mental health and support services for residents, and an integrated medical and dental care clinic focused on serving people with mental illness.

The project is requesting an exception to the 45-foot height limit identified in the C-G, Commercial General, zone, pursuant to Santa Barbara Municipal Code Section 30.140.100.B. Projects with a Community Benefit or Community Benefit Housing designation may request an exception to the 45-foot height limitation, and propose buildings up to 60 feet in height. This hearing is for the Planning Commission to consider the request for an exception to the height limitation for the proposed building.

The project is in the early stages of development, and has not been submitted formally to the City's Development Application Review Team. Changes to the project description may occur as the project continues through the review process. However, the Zoning Ordinance requires that consideration of the exception to the height limit occur during this conceptual review period.

The decision of the Planning Commission on the exception to the building height limitation, related to a project that involves new dwelling units and new nonresidential floor area, requires an environmental finding pursuant to California Environmental Quality Act Guidelines Section 15183, Projects Consistent with a Community Plan or Zoning. A separate environmental determination will be made for the project after review of a complete formal application submittal.

Approve the building height exception to a maximum of 60 feet, making the findings as outlined in the Staff Report dated May 30, 2019.

Lodge/Schwartz Vote: 5/0

Abstain: 0

Absent: 2 Campanella and Thompson

Resolution No. 007-19

*** THE COMMISSION RECESSED FROM 4:12 TO 4:27 P.M. ***

ACTUAL TIME: 4:27 P.M.

B. PROPOSED AMENDMENTS TO THE SANTA BARBARA MUNICIPAL CODE TO REGULATE THE CONVERSION OF MOBILEHOME OR PERMANENT RECREATIONAL VEHICLE PARKS TO OTHER USES (PLN2019-00162).

The purpose of this hearing is for the Planning Commission to consider a proposed amendment to the Zoning Ordinance (SBMC Title 30) to update the Mobilehome Park Conversion Regulations in Section 30.185.290 and Planning Authority in Chapter 30.200, and to forward a recommendation to City Council. The Planning Commission will also consider amendments to Title 27, specifically, amending Chapters 27.03 and 27.07, and adding Chapter 27.50, relating to subdivisions as these provisions are directly related to mobilehome park conversions.

When a park owner proposes to convert an existing mobilehome park to another use, or to close a mobilehome park or to cease using land as a mobilehome park, current provisions of state law, as set forth in Government Code Sections 65863.7 and 66427.4 and Civil Code Section 798.56, authorize the City to require the person proposing the change of use to file and distribute a report on the impact of such change and further authorize the City to require measures to be undertaken to mitigate the adverse effects of the change of use upon the residents of the mobilehome park who would be displaced by such change. The City Council has determined that mobilehome parks and permanent recreational vehicle parks are an important source of affordable housing within the City of Santa Barbara. The proposed ordinance will establish mitigation measures to prevent the conversion, closure or cessation of use of mobilehome parks from having a substantial adverse effect upon park residents in terms of cost of relocation, scarcity of similar comparable housing within a reasonable proximity to the City, and the significantly higher costs of other types of housing in the immediate area if park residents cannot relocate to other mobilehome parks.

Recommend approval of the proposed Ordinance Amendments with a recommendation to update the radius requirement to be 25 miles as opposed to 35 miles and to include a definition for “the City,” making the findings as outlined in the Staff Report dated May 28, 2019.

Lodge/Thompson Vote: 6/0

Abstain: 0

Absent: 1 (Jordan)

Resolution No. 008-19

IV. **ADMINISTRATIVE AGENDA**

ACTUAL TIME: 6:12 P.M.

A. Committee and Liaison Reports.

1. Staff Hearing Officer Liaison Report

No report given.

2. Other Committee and Liaison Reports

Reports given.

ADJOURNMENT

Meeting adjourned at 6:20 p.m.