



City of Santa Barbara
PLANNING COMMISSION
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

Site visit held.

B. THURSDAY, JUNE 20, 2019
LUNCH MEETING

12:00 NOON

De La Guerra Plaza
City Hall, Room 15, Upstairs

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. Jay Higgins was absent.

II. PRELIMINARY MATTERS

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

Requests made.

B. Announcements and appeals.

Announcements made.

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

1. Planning Commission June 6, 2019 Minutes

Approved as presented.

Lodge/Schwartz Vote: 4/0

Abstain: 2 (Campanella & Thompson)

Absent: 1 (Higgins)

2. Planning Commission Resolution No. 007-19
115 W. Anapamu Street Building Height Exception.

Approved as presented.
Lodge/Jordan Vote: 4/0
Abstain: 2 (Campanella &Thompson)
Absent: 1 (Higgins)

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.

Approved as presented.
Thompson/Lodge Vote: 5/0
Abstain: 1 (Jordan)
Absent: 1 (Higgins)

- 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.

Anna Marie Gott addressed the Commission.

III. CONCEPT REVIEW

ACTUAL TIME: 1:09 P.M.

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.**

Review held. Planning Commission comments made.

IV. NEW ITEM

ACTUAL TIME: 4:26 P.M.

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.

The Planning Commission approves forwarding a recommendation to City Council for Acceptance of the California Coastal Commission Resolution of Certification and Suggested Modifications to Local Coastal Program Amendment LCP-4-SBC-18-0062-1 for the comprehensive update of the Coastal Land Use Plan..

Lodge/Schwartz Vote: 6/0

Abstain: 0

Absent: 1 (Higgins)

Resolution No. 009-19

V. **ADMINISTRATIVE AGENDA**

ACTUAL TIME: 5:08 P.M.

A. Committee and Liaison Reports.

1. Staff Hearing Officer Liaison Report

No report given.

2. Other Committee and Liaison Reports

Reports given.

VI. **ADJOURNMENT**

Meeting adjourned at 5:18 p.m.