



City of Santa Barbara

PLANNING COMMISSION

MINUTES

JULY 18, 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

CALL TO ORDER

Chair Wiscomb called the meeting to order at 1:00 p.m.

I. ROLL CALL

Chair Lesley Wiscomb, Vice Chair Mike Jordan, Commissioners John P. Campanella, Jay D. Higgins, Sheila Lodge, and Deborah L. Schwartz

Absent: Commissioner Addison Thompson

STAFF PRESENT

Tava Ostrenger, Assistant City Attorney

Allison DeBusk, Senior Planner

Kelly Brodison, Associate Planner

Jessica Grant, Supervising Transportation Planner

Heidi Reidel, Commission Secretary

II. PRELIMINARY MATTERS

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

No requests.

B. Announcements and appeals:

Ms. DeBusk announced the following:

1. City Council introduced the ordinance amendments related to Inclusionary Rental Housing on Tuesday, July 16, 2019, which will go back for a second reading on Tuesday, July 23, 2019.
2. City Council adopted the Coastal Commission's suggested modifications to the Updated Coastal Land Use Plan. Staff will submit the final draft to the Coastal Commission for their determination on legal adequacy.

C. Comments from members of the public pertaining to items not on this agenda:

Public comment opened at 1:02 p.m.

The following individual spoke:

1. Anna Marie Gott

Public comment closed at 1:05 p.m.

III. NEW ITEM

ACTUAL TIME: 1:05 P.M.

APPLICATION OF TRISH ALLEN OF SUZANNE ELLEDGE PLANNING AND PERMITTING SERVICES, AGENT FOR THE WRIGHT PARTNERS, PROPERTY OWNERS OF 301 E YANONALI STREET, APN 071-630-005, M-1/SP-2/SD-3 (LIGHT MANUFACTURING/SPECIFIC PLAN NO. 2 (CABRILLO PLAZA SPECIFIC PLAN)/COASTAL OVERLAY) ZONES, LOCAL COASTAL PROGRAM LAND USE PLAN DESIGNATION: INDUSTRIAL (PLN2012-00494)

The 3.16-acre project site is located at the northeast corner of Garden and East Yanonali Streets. The project consists of the construction of a new two-story nonresidential development totaling approximately 33,451 net square feet, with a maximum height of 34 feet plus a tower element. The proposed development would be split into two buildings. Building 1 would be one-story with a maximum height of approximately 32 feet, 4 inches, and would contain approximately 25,376 net square feet. Building 2 would be two stories with a maximum height of approximately 34 feet and would contain approximately 8,075 net square feet, comprised of 4,111 net square feet on the ground floor and 3,964 net square feet on the second floor. The development is being proposed as "shell" buildings, with no specific users or uses identified at this time. The buildings could be leased to one user, or divided up for multiple users. A total of 138 vehicle parking spaces and 33 bicycle parking spaces are proposed.

Vehicular access to the development would be provided via a new driveway on E. Yanonali Street, approximately 280 feet east of the Garden Street/E. Yanonali Street intersection. The project includes sidewalk dedication along E. Yanonali Street in order to provide sidewalk and parkway consistent with the Pedestrian Master Plan along the project site's E. Yanonali Street frontage.

The project development would be set back 50 feet from the top-of-bank of Laguna Channel, which is located along the site's eastern property line. Habitat restoration is proposed within the

50-foot setback from the top-of-bank along the west side of the creek and within property boundaries on the east side of the creek.

Estimated earthwork includes 9,350 cubic yards (cy) of cut and 12,000 cy of fill, requiring 9,350 cy of exported soil and 12,000 cy of imported soil due to the presumption that all excavated material is contaminated and must be removed from the site and replaced.

All existing uses at the site (open yard and contractor supply storage) would be eliminated.

The discretionary applications required for this project are:

- A. A Development Plan for 33,451 square feet of nonresidential development from the Cabrillo Plaza Specific Plan area (SBMC Chapter 28.85);
- B. A Front Setback Modification to allow a trellis in the required front setback along Garden Street (SBMC §28.92.110);
- C. A Front Setback Modification to allow a trellis in the required front setback along East Yanonali Street (SBMC §28.92.110); and
- D. A Coastal Development Permit 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.

Kelly Brodison, Associate Planner, gave the Staff presentation. Jessica Grant, Supervising Transportation Planner, was available to answer questions.

Steve Hausz, Historic Landmarks Commission (HLC) Board Member, provided comments from the HLC and was available to answer questions.

Trish Allen, Suzanne Elledge Planning and Permitting Services; gave the Applicant presentation, and was joined by Brian Cearnal, The Cearnal Collective; Courtney Miller, CJM::LA Landscape Architects; Mike Caccese, MAC Design Associates; Walt Hammond, Rincon Consultants; Mary Carroll, ARCADIS; Scott Schell, Associated Transportation Engineers; Matthew Chua, The Cearnal Collective; and Suzanne Elledge, Suzanne Elledge Planning and Permitting Services.

Public comment opened at 2:04 p.m., and the following individuals spoke:

1. Anna Marie Gott
2. Eric Peterson, support
3. Anne Burdette

Written correspondence from Anna Marie Gott, Anne Burdette of the Santa Barbara Urban Creeks Council, and Trish Allen was acknowledged.

Public comment closed at 2:13 p.m.

MOTION: Lodge/Higgins**Assigned Resolution No. 010-19**

Approve the project, making the findings for CEQA, the Development Plan, Front Setback Modifications and Coastal Development Permit as outlined in the Staff Report dated July 11, 2019, subject to the Conditions of Approval as outlined in the Staff Report, with the following revisions to the Conditions of Approval:

1. Revise condition B.2 as submitted by Staff on July 18, 2019.
2. Remove the word "occupancy" from conditions B.2 and B.4.

The motion carried by the following vote:

Ayes: 6 Noes: 0 Abstain: 0 Absent: 1 (Thompson)

The ten calendar day appeal period was announced.

IV. ADMINISTRATIVE AGENDA

ACTUAL TIME: 3:26 P.M.

A. Committee and Liaison Reports:

1. Staff Hearing Officer Liaison Report

No report.

2. Other Committee and Liaison Reports

- a. Commissioner Jordan reported on the July 18, 2019 meeting of the Water Commission.
- b. Commissioner Campanella reported on the July 15, 2019 meeting of the Sustainability Committee and the July 17, 2019 meeting of the Multi-Unit Housing Program.

V. ADJOURNMENT

Chair Wiscomb adjourned the meeting at 3:39 p.m.

Submitted by,

Heidi Reidel, Commission Secretary