



City of Santa Barbara
PLANNING COMMISSION
AUGUST 8, 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, AUGUST 6, 2019
SITE VISITS

7:45 A.M.

Depart 630 Garden Street
Community Development Parking Lot

2327 Edgewater Way
Contact: Megan Arciniega, Project Planner
MArciniega@SantaBarbaraCA.gov
(805) 564-5470, ext. 7587

101 Garden St.
Contact: Kathleen Kennedy, Project Planner
KKennedy@SantaBarbaraCA.gov
(805) 564-5470, ext. 4560

Site visits held.

B. THURSDAY, AUGUST 8, 2019
LUNCH MEETING

12:00 NOON

De La Guerra Plaza
City Hall, Room 15, Upstairs

1. Non-Discrimination/ Harassment Policy
Contact: Sarah Gorman, City Clerk Services Manager
Email: SGorman@SantaBarbaraCA.gov

Phone: (805) 564-5313

Discussion held.

2. 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. Commissioner Jay D. Higgins was absent.
(Commissioner Campanella left at 5:00 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. Planning Commission July 11, 2019 Minutes

Approved the minutes as presented.

Lodge/Campanella Vote: 5/0

Abstain: 1 (Thompson)

Absent: 1 (Higgins)

2. Planning Commission July 18, 2019 Minutes

3. Planning Commission Resolution No. 010-19
301 East Yanonali Street

**Approved the minutes and resolution as presented.
 Lodge/Campanella Vote: 5/0
 Abstain: 1 (Thompson)
 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.

Public Comment received.

III. NEW ITEM

ACTUAL TIME: 1:06 P.M.

APPLICATION OF ALICIA HARRISON, APPLICANT FOR BRAD AND CAROL HACK, PROPERTY OWNERS, 2327 EDGEWATER WAY, APN 041-350-007 AND 041-350-008, E-3/SD-3 ZONES, LOCAL COASTAL PROGRAM LAND USE PLAN DESIGNATION: LOW DENSITY RESIDENTIAL 5 DU/AC (PLN2016-00191/CDP2016-00010)

The project consists of the demolition of an existing single-story residence, deck, detached garage and carport; and construction of a new 3,469 square foot two-story residence with an attached 400 square foot garage. The project involves the removal of twelve fruit/citrus trees and two specimen trees, and installation of six new trees and landscaping. The project would require 160 cubic yards of cut, 30 cubic yards of fill and 480 cubic yards of re-compaction to complete the proposed improvements. The primary 0.49 acre parcel (APN 041-350-007) would be voluntarily merged with an adjacent 0.02 acre parcel (APN 041-350-008) as part of the project. Access to the property would continue to be provided by the existing access easement on APN 041-350-006 (2325 Edgewater Way), but the existing 9-foot wide asphalt driveway would be widened to 12 feet by extending the driveway onto APN 041-350-005 (unaddressed property owned by the project applicants).

The discretionary application required for this project is a Coastal Development Permit (CDP2016-00010) 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.

Approve the project, making the findings for the Coastal Development Permit as outlined in the Staff Report dated August 1, 2019, subject to the Conditions of Approval as outlined in the Staff Report, with the following revisions to the Conditions of Approval.

1. The Construction Contact Sign referenced in E.1 shall include the language about street parking from E.2, as well as a City contact phone number in the event of violations.
2. B.5 should specify that system testing will take place yearly prior to the rainy season.

**Jordan/Lodge Vote: 6/0
 Abstain: 0
 Absent: 1 (Higgins)
 Resolution No. 011-19**

IV. CONCEPT REVIEW**ACTUAL TIME: 2:42 P.M.**

APPLICATION OF DUDEK, AGENT FOR THE WRIGHT FAMILY H LIMITED PARTNERSHIP, 101 GARDEN STREET, APN 017-630-008;-009; -018; -021; -024; AND -027, HRC-2 (HOTEL AND RELATED COMMERCE)/ SP-2 (CABRILLO PLAZA SPECIFIC PLAN)/ SD-3 (COASTAL OVERLAY) ZONES, LOCAL COASTAL PROGRAM LAND USE PLAN DESIGNATION: HOTEL AND RELATED COMMERCE II AND RESIDENTIAL, 12 UNITS PER ACRE (PLN2019-00052)

This is a Concept Review Hearing. The project consists of a new 250-room, 231,300-square foot (net) hotel located on a 4.53-acre site at the southwest corner of Garden and E. Yanonali Streets. The hotel would consist of 119 standard guestrooms and 131 extended stay guestrooms. Amenities for the hotel guests would include restaurants, bar, lounge, library, media salons, meeting rooms, fitness rooms, market, laundry rooms, a pool, and a roof deck with trellis. A total of 267 parking spaces would be provided (39 surface and 228 in an underground parking garage). All existing structures and uses on the site would be removed. The project includes a voluntary lot merger of the six underlying legal lots.

The proposed project would return to the Planning Commission at a later date for the following discretionary applications:

- A. A Parking Modification to allow less than the required number of parking spaces (SBMC §28.92.110);
- B. A Lot Area Modification to allow a greater number of guestrooms with kitchens than would be allowed under existing density limitations (SBMC §28.92.110);
- C. A Development Plan to allow the construction of 153,000 square feet (net) of nonresidential development (SBMC Chapter 28.85; and
- D. A Coastal Development Permit (CDP2019-00052) to allow the proposed development in the Appealable Jurisdiction of the City's Coastal Zone (SBMC §28.44.060).

The purpose of the concept review is to allow the Planning Commission and the public an opportunity to review the proposed project design at a conceptual level and provide the Applicant and Staff with feedback and direction regarding the proposed land use and design. 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.

V. ADMINISTRATIVE AGENDA**ACTUAL TIME: 5:06 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 5:13 p.m.