



City of Santa Barbara

PLANNING COMMISSION

OCTOBER 17, 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
Heidi Reidel, Commission Secretary

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.

Announcement made.

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

1. Planning Commission October 3, 2019 Minutes
2. Planning Commission Resolution No. 016-19
3405 Sea Ledge Ln

Approved as presented.
Schwartz/Lodge Vote: 6/0
Abstain: 1 (Wiscomb)
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: 1:03 P.M.

APPLICATION OF RRM DESIGN GROUP, AGENT FOR YAU REVOCABLE TRUST, 691 N. HOPE AVENUE, APN: 057-113-007, COUNTY ZONE: 8-R-1 (SINGLE FAMILY RESIDENTIAL, 8,000 SQUARE FOOT MINIMUM LOT SIZE), COUNTY GENERAL PLAN DESIGNATION: RESIDENTIAL, 4.6 UNITS PER ACRE (PLN2018-00345)

The project consists of a six-lot subdivision for a future single-family residential development on a 2.02-acre (87,950-square foot) parcel located at 691 N. Hope Avenue (APN 057-113-007) in Santa Barbara County. The project includes the demolition of the existing single-family residence, detached garage, and sheds, and the construction of a new public road off of N. Hope Avenue. Grading consists of 1,641 cubic yards of cut and 2,299 cubic yards of fill. No new residential structures are currently proposed. The Planning Commission initiated the annexation on December 20, 2018.

The discretionary applications required for this project are:

Recommendation by Planning Commission to City Council, and subsequent approval by City Council and the Local Agency Formation Commission (LAFCO):

- A. Annexation and Reorganization of the subject property from the unincorporated area of Santa Barbara County to the city of Santa Barbara;
- B. General Plan Amendment to add the subject property to the City’s General Plan Map with a designation of Low Density Residential, Five Dwelling Units Per Acre (SBMC Chapter 30.235); and

C. Zoning Map Amendment to add the subject property to the City’s Zoning Map with a designation of RS-7.5/USS (Residential Single-Unit, 7,500 square foot minimum lot size/Upper State Street Area Overlay) (SBMC Chapter 30.235).

Planning Commission may take action to approve the following applications contingent upon the above listed applications:

D. Street Frontage Modification to allow less than 60 feet of street frontage for proposed Lot 6 (SBMC§ 30.20.030 and §30.250.020.B); and

E. Tentative Subdivision Map to allow the division of one parcel into six lots (SBMC Chapter 27.07).

The project requires an environmental finding pursuant to California Environmental Quality Act Guidelines Section 15183.

Recommend to City Council to approve the Annexation and Reorganization, General Plan Amendment, and Zoning Map Amendment; and approve the Street Frontage Modification and Tentative Subdivision Map, making the findings as outlined in the Staff Report dated October 10, 2019, subject to the Conditions of Approval as outlined in the Staff Report, with the following revisions to the Conditions of Approval.

1. Add the sentence: “A change to the Order of Development may be requested by the owner through a Substantial Conformance Determination application to allow for the recording of the Final Map prior to the construction of the required private and public improvements if secured through an Agreement for Land Development Improvements, subject to review and approval of the Public Works Department, and approval as to form by the City Attorney” to Item I.A on page 1.
2. Change “700 linear feet” to “approximately 550 linear feet” in Item I.D.5 on page 4.

Schwartz/Higgins Vote: 7/0

Abstain: 0

Absent: 0

Resolution No. 017-19

IV. CONTINUED ITEM: FROM OCTOBER 10, 2019

ACTUAL TIME: 2:51 P.M.

AVERAGE UNIT-SIZE DENSITY INCENTIVE PROGRAM AMENDMENT DIRECTION.

Staff recommends that the Planning Commission review preliminary amendment direction and identify which amendments should move forward for further consideration at the joint City Council/Planning Commission hearing on November 14, 2019.

Staff has prepared a proposal for City-wide amendments for multi-unit housing for consideration, including:

- Density
 - Increases to densities in the Central Business District and along State Street up to Mission Street

- Decreases to densities in the Milpas Street corridor
- Parking
 - New parking in-lieu fee option inside the Central Business District
 - Allowing unbundled parking City-wide
 - Prohibiting residents of new development from participating in the Residential Parking Program City-wide
 - Additional parking requirement outside the Priority Housing Overlay
- Eliminating open yard requirement for the blocks between Anacapa and Chapala Streets in the Central Business District
- New maximum limits to building sizes related to lot area
- Increase in height limit in the C-G and M-C Zones in the Priority Housing Overlay
- New regulations requiring no net loss of units affordable to very low and low income households
- Stronger controls on the redevelopment of mobile home parks
- Additional Planning Commission authority
- Extension of AUD Trial Period until updated Multi-Unit Housing Standards are adopted by City Council

Forward the majority recommendations to City Council.

Schwartz/Thompson Vote: 7/0

Abstain: 0

Absent: 0

V. ADMINISTRATIVE AGENDA

ACTUAL TIME: 5:44 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 5:47 p.m.