



City of Santa Barbara
PLANNING COMMISSION
AGENDA
JULY 2, 2020

1:00 P.M.

This Meeting Will Be Conducted Electronically
As Described Below

COMMISSION MEMBERS:

Deborah L. Schwartz, Chair
Lesley Wiscomb, Vice Chair
Roxana Bonderson
Gabriel Escobedo
Jay D. Higgins
Sheila Lodge
Barrett Reed

STAFF:

Tava Ostrenger, Assistant City Attorney
Allison DeBusk, Senior Planner
Heidi Reidel, Commission Secretary

NOTICES

A. TUESDAY, JUNE 30, 2020

SITE VISITS

7:45 A.M.

102 SANTA ROSA PL.*

Contact: Stephanie Swanson, Assistant Planner
SSwanson@SantaBarbaraCA.gov
(805) 564-5470, ext. 4562

121 E. MASON ST

Contact: Robert Dostalek, Associate Planner
RDostalek@SantaBarbaraCA.gov

(805) 564-5470, ext. 4552

The Planning Commission will visit the project sites scheduled for review at the Thursday meeting. No public testimony will be taken, but the public is invited to attend. Contact the Case Planner for additional information.

Please note: appropriate social distancing will be enforced at the site visit.

**Denotes story poles will be up during the site visit.*

B. CANCELLED: THURSDAY, JULY 2, 2020 LUNCH MEETING

IN ORDER TO PROMOTE SOCIAL DISTANCING AND PRIORITIZE THE PUBLIC'S HEALTH AND WELL-BEING, THE GOVERNOR OF THE STATE OF CALIFORNIA ISSUED EXECUTIVE ORDER N-29-20, WHICH ALLOWS LOCAL LEGISLATIVE BODIES TO HOLD MEETINGS VIA TELECONFERENCES WHILE STILL MEETING THE STATE'S OPEN AND TRANSPARENT MEETING REQUIREMENTS. COMMISSIONERS MAY PARTICIPATE ELECTRONICALLY. AS A PUBLIC HEALTH AND SAFETY PRECAUTION, THE CITY COUNCIL CHAMBERS WILL NOT BE OPEN TO THE GENERAL PUBLIC. THE CITY OF SANTA BARBARA STRONGLY ENCOURAGES AND WELCOMES PUBLIC PARTICIPATION DURING THIS TIME. PUBLIC PARTICIPATION IS AVAILABLE THROUGH THE FOLLOWING OPTIONS:

TELEVISION COVERAGE: This meeting will be 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.

ELECTRONIC PARTICIPATION: Join meeting electronically at:
<https://attendee.gotowebinar.com/register/7776355768868527628>

You will be connected to audio using your computer's microphone and speakers (VoIP). A headset is recommended. You can also select the option to use your telephone, but you must use the GoToWebinar software to interact with the meeting. Select "Use Telephone" after joining the webinar and call in using the numbers below:

1 (415) 655-0060
PIN: 826-618-592
Webinar ID: 301-626-851

Oral comments during a meeting may be made by electronic participation only.

WRITTEN PUBLIC COMMENT: Public comments may also be submitted via email to PCSecretary@SantaBarbaraCA.gov prior to the beginning of the Meeting. All public comments submitted via email will be provided to the Commission and will become part of the public record. You may also submit written correspondence via US Postal Service (USPS); addressed to PC Secretary, PO Box 1990, Santa Barbara, CA 93102-1990. However, please be advised, correspondence sent via USPS may not be received in time to process prior to the meeting and email submissions are highly encouraged.

PUBLIC COMMENT: Public comment on matters not listed on the agenda will occur at the beginning of the meeting. Members of the public wishing to speak must "raise their hand" in the GoToWebinar platform by selecting the virtual hand icon, which is generally located on most devices in the upper right hand corner of the screen. When persons are called on to speak, their microphone will be activated and they will be notified to begin speaking. Each speaker will be given a total of 2 minutes to address the Commission. Pooling of time is not allowed during general public comment. The time allotted for general public comment at the beginning of the meeting is 30 minutes. The Commission, upon majority vote, may decline to hear a speaker on the grounds that the subject matter is beyond the Commission's subject matter jurisdiction.

PUBLIC COMMENT ON AGENDIZED ITEMS: Members of the public wishing to speak on a matter on the agenda must "raise their hand" in the GoToWebinar platform by selecting the virtual hand icon during the presentation of that item. The "raise hand" icon is generally located on most devices in the upper right hand corner of the screen. When persons are called on to speak, their microphone will be activated and they will be notified to begin speaking. Each speaker will be given a total of 2 minutes to address the Commission. Pooling of time is not permitted during meetings conducted electronically.

AGENDAS, MINUTES, REPORTS, & PUBLIC RECORD WRITINGS: Documents relating to agenda items are available for review online at SantaBarbaraCA.gov/PC. You may contact City Planning staff at (805) 564-5578 for general questions about the status of a case.

PUBLIC HEARING PROCEDURE: The following review steps explain the sequence that all projects must undergo during a public hearing: 1. Introduction by the Chair; 2. Staff Comments; 3. Applicant Presentation; 4. Public Comment; 5. Questions from the Commission; 6. Comments from the Commission; 7. Commission Discussion; and 8. Commission Action.

AMERICANS WITH DISABILITIES ACT: If you need services or staff assistance to attend or participate in this meeting, contact the City Administrator's Office at (805) 564 5305. If possible, notification at least 48 hours prior

to the meeting will usually enable the City to make reasonable arrangements. Specialized services, such as sign language interpretation or documents in Braille, may require additional lead-time to arrange.

APPEALS: Decisions of the Planning Commission may be appealed to the City Council. In order to promote social distancing and protect the health and wellbeing of the public, the City Clerk will no longer be accepting appeals over the counter at City Hall. For further information and guidelines on how to appeal a decision to City Council, please contact the City Clerk's office at Clerk@SantaBarbaraCA.gov as soon as possible. **Appeals and associated fee must be submitted in writing, via email to Clerk@SantaBarbaraCS.gov and by first class mail postage prepaid within 10 calendar days of the meeting at which the Commission took action or rendered its decision. Appeals and associated fee post marked after the 10th calendar day will not be accepted.**

NOTICE: On Thursday, June 25, 2020 this Agenda was posted on the outdoor bulletin board at City Hall, 735 Anacapa Street, and online at SantaBarbaraCA.gov/PC.

NOTICE OF LINKED DIGITAL PLANS

Hyperlinks to project plans are provided in the agenda. If the project plan is available, you will see the address in the agenda displayed as a blue underlined text. To view the project plans, simply click on the blue underlined address.

I. ROLL CALL

II. PRELIMINARY MATTERS

- A. Requests for continuances, withdrawals, postponements, or addition of ex-agenda items.
- B. Announcements and appeals.
- C. Review, consideration, and action on the following draft Planning Commission minutes and resolutions:
 - 1. June 18, 2020 Planning Commission Minutes
- 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.

III. NEW ITEM

APPLICATION OF LEONARD THOMAS, AGENT FOR 102 SANTA ROSA LLC, OWNER OF [102 SANTA ROSA PLACE](#), APN: 045-201-018, ZONE: E-3/S-D-3 (ONE-FAMILY RESIDENCE/COASTAL OVERLAY ZONE), LAND USE DESIGNATION: RESIDENTIAL 5 DWELLING UNITS/ACRE; (PLN2018-00625)

The project consists of demolition of an existing one-story single family residence and attached garage, and construction of a new two-story single family residence with an additional basement level and an attached garage. A six-inch diameter lemon tree is proposed for removal and a small palm tree in the front setback was previously removed; a replacement palm tree in the front setback, per the direction of the Urban Forest Superintendent, is proposed. A street tree is proposed to be relocated to accommodate the proposed driveway. Site work, including new decks, is also proposed. The 6,828-square-foot subject parcel is located at the northeast corner

of Santa Rosa Place and Shoreline Drive. The parcel is zoned E-3/S-D-3 and located in the Appealable Jurisdiction of the Coastal Zone.

Contact: Stephanie Swanson, Assistant Planner

Email: SSwanson@SantaBarbaraCA.gov

Phone: (805) 564-5470, ext. 4562

IV. **CONCEPT REVIEW**

APPLICATION OF SUZANNE ELLEDGE, SEPPS, AGENT FOR SOMO SB, LLC, OWNER OF 121 E. MASON ST., 122 GRAY AVE., 120, 130 AND 136 E. YANONALI ST., AND 121 SANTA BARBARA ST.; APN: 033-084-001, -002, -003, -004, -005, -006, AND -007; OC/S-D-3 ZONE, LAND USE DESIGNATION: COASTAL-ORIENTED COMMERCIAL / MEDIUM HIGH RESIDENTIAL (MAX. 27 DWELLING UNITS/ACRE); (PRT2020-00041)

Request for concept review of a proposed mixed-use project on an approximately 2.1-acre site in the Funk Zone. The project consists of a four-story, mixed-use development with a total of 193,066 net square feet of building floor area, including 156 residential units and 19,203 square feet of nonresidential floor area. The project includes demolition of the existing on-site structures (approximately 30,825 gross square feet) while maintaining the approximately 523-gross-square-foot silo). The 91,497-square-foot (gross and net) project site encompasses all parcels in the block bounded by E. Yanonali Street, Gray Avenue, Mason Street and Santa Barbara Street. The project site is zoned OC/S-D-3 (Ocean-Oriented Commercial/Coastal Overlay), has a land use designation of Coastal-Oriented Commercial / Medium High Residential (maximum of 27 dwelling units per acre), and is located in the nonappealable jurisdiction of the coastal zone.

A total of 156 units are proposed, resulting in a density of approximately 74 units per acre. The residential rental unit portion of the project consists of 144 apartments (69 studios, 45 one-bedrooms, and 30 two-bedrooms) with an average unit size of approximately 705 square feet, including 27 units affordable to low-income households. The residential condominium portion of the project includes 12 units (7 two-bedrooms and 5 three-bedrooms) with an average unit size of approximately 1,512 square feet, including 2 units affordable to moderate income households.

The 19,203-square-foot nonresidential portion of the project includes 8,076 square feet of café/restaurant use, 6,010 square feet of small stores, 3,409 square feet of art studio/collaborative use, 1,382 square feet of light industrial uses, and 1,975 square feet of restroom/utility/trash space.

The 40,849-square-foot at-grade parking garage would provide 114 residential parking spaces using mechanical puzzle lifts and 96 on-site commercial parking spaces using a combination of standard spaces, mechanical lifts, and valet service, for a total of 210 parking spaces.

The project is being proposed using State Density Bonus Law (SDBL) for additional density, and includes a request for two concessions per SDBL: 1) to apply the Average Unit-Size Density Incentive Program (AUD Program) Priority Housing Overlay density (up to 63 dwelling units per acre) instead of the existing Medium High Residential (up to 27 dwelling units per acre) land use designation allowed on this site; and 2) to allow the proportion of residential uses to be 87% of the project's total floor area instead of being limited to 70%. The applicant is also requesting the following three development standard waivers under SDBL: 1) to allow a 60-foot maximum

building height instead of 45 feet; 2) to allow a maximum of 4 stories instead of 3 stories; and 3) to allow common outdoor living space to be less than 15% of the total lot area.

Contact: Robert Dostalek, Associate Planner

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V. ADMINISTRATIVE AGENDA

A. Committee and Liaison Reports.

1. Staff Hearing Officer Liaison Report
2. Other Committee and Liaison Reports

VI. ADJOURNMENT