



City of Santa Barbara
PLANNING COMMISSION
AGENDA
SEPTEMBER 3, 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, SEPTEMBER 1, 2020

8:00 A.M.

SITE VISIT

710-720 STATE ST/ 15 E ORTEGA ST

Meeting location: 710 State Street

Contact: Kelly Brodison, Associate Planner

<mailto:KBrodison@SantaBarbaraCA.gov>

(805) 564-5470, ext. 4531

The Planning Commission will visit the project site 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.**

B. CANCELLED: THURSDAY, SEPTEMBER 3, 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/6030706238817923853>

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 (631) 992-3221

PIN: 141-962-325

Webinar ID: 606-667-179

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

WRITTEN PUBLIC COMMENT: Public comments may be submitted via email to PCSecretary@SantaBarbaraCA.gov. All public comments submitted via email will be provided to the Commission. **Please note that the Commission may not have time to review written comments received after 4:30 p.m. the Tuesday before the meeting; however, they will be added to the project file.** 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 general sequence that all projects must undergo during a public hearing: 1. Introduction by the Chair; 2. Staff Presentation; 3. Applicant Presentation; 4. Public Comment; 5. Questions from the Commission; 6. Comments from the Commission; 7. Commission Discussion; and 8. Commission Action. Note that presentation times may be extended by the Chair, as appropriate.

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@SantaBarbaraCA.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, August 27, 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. August 6, 2020 Planning Commission Minutes
 - 2. August 13, 2020 Planning Commission Minutes
 - 3. Planning Commission Resolution No. 006-20
1553 Shoreline Drive
- 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. CONTINUED ITEM: FROM AUGUST 6, 2020**ACCESSORY DWELLING UNIT ORDINANCE AMENDMENTS**

Proposal to amend the Inland Zoning Ordinance (Title 30) and the Coastal Zoning Ordinance (Title 28) related to regulations for Accessory Dwelling Units (ADUs). Proposed amendments would bring the City's ADU regulations into compliance with state law. Planning Commission will review the proposed ordinance amendments and will forward a recommendation to City Council.

Contact: Rosie Dyste, Project Planner
Email: RDyste@SantaBarbaraCA.gov

Phone: (805) 564-5470, ext. 4599

IV. CONCEPT REVIEW**APPLICATION OF KEVIN MOORE, AGENT FOR 710 STATE ST. PARTNERS, OWNER OF 710 STATE STREET, 714-720 STATE STREET AND 15 E. ORTEGA STREET, APN: 037-092-013, -014, -019, -020, -021, -34, ZONE: C-G (COMMERCIAL GENERAL); LAND USE DESIGNATION: COMMERCIAL/MEDIUM-HIGH DENSITY RESIDENTIAL (15-27 DU/AC); (PLN2020-00218)**

The proposed development is a 36-unit mixed-use building in the downtown core. The 30,004 square-foot project site would be created through a merger of the parcels at 710 – 720 State Street and 15 E. Ortega Street, and involves the demolition of the commercial buildings at 710 State Street (8,100 square feet) and 15 E. Ortega (900 square feet). The existing buildings located at 714-720 State Street totaling 6,313 square feet would remain. The project involves construction of a four-story mixed use building with a maximum height of 48 feet and containing approximately 2,320 square feet of commercial space, 36 residential rental units with a mix of studio, one-bedroom and two-bedroom units averaging 802 square feet per unit using the Average Unit-Size Density Incentive Program, and 17 covered parking spaces. Proposed density would be 53 dwelling units per acre (du/ac).

Effective on September 3, 2020, the project site's General Plan designation will be Commercial/High Density Residential (28-36 du/ac) with a Priority Housing Overlay (37-63 du/ac), and the allowable building height will be 48 feet, as a result of General Plan and Zoning Ordinance Amendments approved by City Council on August 4, 2020.

The Planning Commission will conceptually review the project in accordance with SBMC §30.150.060.

Contact: Kelly Brodison, Associate Planner
Email: KBrodison@SantaBarbaraCA.gov

Phone: (805) 564-5470, ext. 4531

V. ADMINISTRATIVE AGENDA

A. Committee and Liaison Reports.

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

VI. ADJOURNMENT