



City of Santa Barbara
PLANNING COMMISSION
JULY 2, 2020

1:00 P.M.

This Meeting Was Conducted Electronically
SantaBarbaraCA.gov

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

Site visits held.

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

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.
(Commissioner Reed left at 6:20 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 June 18, 2020 Minutes

**Approved as amended.
Wiscomb/ Lodge Vote: 7/0
Abstain: 0
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: 1:13 P.M.

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.

Approved the project, making the findings for the Coastal Development Permit as outlined in the Staff Report dated June 25, 2020, subject to the Conditions of Approval as outlined in the Staff Report.

Wiscomb/Higgins Vote: 7/0

Abstain: 0

Absent: 0

Resolution No. 004-20

IV. CONCEPT REVIEW

ACTUAL TIME: 2:45 P.M.

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.

Review held. Planning Commission comments made.

V. ADMINISTRATIVE AGENDA

No reports given.

VI. ADJOURNMENT

Meeting adjourned at 7:59 p.m.