



City of Santa Barbara
PLANNING COMMISSION
SEPTEMBER 3, 2020

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

1:00 P.M.

This Meeting Was Conducted Electronically
SantaBarbaraCA.gov

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

Site visit held.

B. CANCELLED: THURSDAY, SEPTEMBER 3, 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 4:05 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.

Announcements made.

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

1. August 6, 2020 Planning Commission Minutes

**Approved as presented.
Wiscomb/ Lodge Vote: 7/0
Abstain: 0
Absent: 0**

2. August 13, 2020 Planning Commission Minutes

3. Planning Commission Resolution No. 006-20
1553 Shoreline Drive

**Approved as presented.
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. CONTINUED ITEM: FROM AUGUST 6, 2020**ACTUAL TIME: 1:09 P.M.****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.

Recommend that City Council adopt the proposed amendments to the Zoning Ordinance for Accessory Dwelling Units.

Wiscomb/Higgins Vote: 7/0

Abstain: 0

Absent: 0

IV. CONCEPT REVIEW**ACTUAL TIME: 4:05 P.M.**

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.

Review held. Planning Commission comments made.

Recommend that the proposed design and improvement of the project is acceptable and the project is consistent with the City's General Plan.

Wiscomb/Bonderson Vote: 6/0

Abstain: 0

Absent: 1 (Reed)

V. ADMINISTRATIVE AGENDA

ACTUAL TIME: 6:37 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 6:46 p.m.