



City of Santa Barbara
PLANNING COMMISSION
DECEMBER 10, 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, Planning Technician I

NOTICES

A. TUESDAY, DECEMBER 8, 2020

CANCELLED

1221 ANACAPA ST

Contact: Pilar Plummer, Assistant Planner
PPlummer@SantabarBaraCA.gov
(805) 564-5470, ext. 2687

Site visit cancelled.

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.

No announcements made.

C. 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: 1:08 P.M.

A. APPLICATION OF ALELIA PARENTEAU, ENERGY & CLIMATE MANAGER FOR CITY OF SANTA BARBARA, OWNER OF 1221 ANACAPA ST, APN: 039-183-046, ZONE: C-G; LAND USE DESIGNATION: COMMERCIAL-HIGH DENSITY RESIDENTIAL; (PLN2019-00658)

The project involves construction of a new 500-kilowatt (kW) solar photovoltaic (PV) system on the upper level of the City-owned Granada Garage, located in El Pueblo Viejo Landmark District, that will also function as a parking canopy. The superstructure will have a maximum height of 47'-3", and consist of high-strength steel columns and beams, with galvanized light-gauge steel purlins on top to support and attach the solar modules. Landscape screening will be installed on the roof at the Anapamu frontage to screen the solar canopy. The project also includes the removal of existing rooftop light poles and 13 small olive trees in pots to allow for the new solar photovoltaic canopy. The project includes a request for an exception to the 45-foot height limit identified in the C-G, Commercial General Zone, pursuant to Santa Barbara Municipal Code Section 30.140.100.B. Projects with a Community Benefit or Community Benefit Housing designation may request an exception to the 45-foot height limitation, and propose buildings up to 60 feet in height. This hearing is for the Planning Commission to consider the request for an exception to the height limitation for the proposed solar array structure.

Approved the Height Exception.

Escobedo/Bonderson Vote: 4/3 (Lodge, Higgins, and Reed)

Abstain: 0

Absent: 0

Resolution No. 011-20

ACTUAL TIME: 5:43 P.M.

B. OBJECTIVE DESIGN STANDARDS

Proposed amendments to Santa Barbara Municipal Code Title 30 (Inland Zoning Ordinance), Chapter 30.145, and associated Objective Design Standards for Affordable Streamlined Housing Projects. The proposed Zoning Ordinance amendments and Objective Design Standards are in response to Senate Bill 35, which requires a streamlined, ministerial review process for eligible multi-unit housing projects.

Continued the item to January 7, 2020.

Wiscomb/Lodge Vote: 7/0

Abstain: 0

Absent: 0

IV. ADMINISTRATIVE AGENDA

ACTUAL TIME: 5:57 P.M.

A. Committee and Liaison Reports.

1. Staff Hearing Officer Liaison Report

No report given.

2. Other Committee and Liaison Reports

Reports given.

V. ADJOURNMENT

Meeting adjourned at 6:16 p.m.