



City of Santa Barbara California

CITY OF SANTA BARBARA PLANNING COMMISSION

RESOLUTION NO. 011-20 1221 ANACAPA ST HEIGHT EXCEPTION DECEMBER 10, 2019

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.

WHEREAS, the Planning Commission has held the required public hearing on the above application, and the Applicant was present.

WHEREAS, one person appeared to speak and the following exhibits were presented for the record:

1. Staff Report with Attachments, December 3, 2020
2. Site Plans
3. Correspondence received:
 - a. Community Environmental Council, Santa Barbara CA

NOW, THEREFORE BE IT RESOLVED that the City Planning Commission:

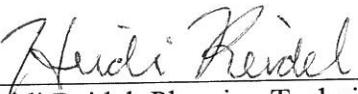
- I. Approved the subject application, making the following findings and determinations:
 - A. Demonstrated Need: There is a need for sustainability in the community, and the project will provide an alternative energy source, which is consistent with the General Plan. The proposed height will allow for adequate vehicle clearance throughout the parking structure.
 - B. Architecture and Design: The applicant has worked with the Historic Landmarks Commission, which has resulted in a design that is exemplary. The Planning Commission is in support of the bougainvillea and hopes that the City will continue to take care of the landscaping in order to be sensitive to adjacent historic resources.
 - C. Livability: Not applicable to this project.

- D. Sensitivity to Context: The applicant and original architect have worked hard to this point to ensure that the project is sensitive to historic resources. The Planning Commission is in support of the bougainvillea and hopes that the City will continue to take care of the landscaping in order to be sensitive to adjacent historic resources. The Planning Commission's approval is based on the 47 feet, 3 inch height as identified in the plans but the Planning Commission wishes to allow for maximum flexibility with regard to height as the design moves through Historic Landmarks Commission review.

This motion was passed and adopted on the 10th day of December, 2020 by the Planning Commission of the City of Santa Barbara, by the following vote:

AYES: 4 NOES: 3 (Lodge, Higgins, and Reed) ABSTAIN: 0 ABSENT: 0

I hereby certify that this Resolution correctly reflects the action taken by the City of Santa Barbara Planning Commission at its meeting of the above date.



Heidi Reidel, Planning Technician I

12/10/2020
Date

PLEASE BE ADVISED:

THIS ACTION OF THE PLANNING COMMISSION CAN BE APPEALED TO THE CITY COUNCIL WITHIN TEN (10) CALENDAR DAYS AFTER THE DATE THE ACTION WAS TAKEN BY THE PLANNING COMMISSION.