



**City of Santa Barbara**  
**PLANNING COMMISSION**  
**AGENDA**  
**MAY 12, 2022**

1:00 P.M.  
City Hall, Council Chambers  
735 Anacapa Street; and  
1026 Via Los Padres  
Santa Barbara 93111

**COMMISSION MEMBERS:**

Gabriel Escobedo, Chair  
Roxana Bonderson, Vice Chair  
John M. Baucke  
Jay D. Higgins  
Sheila Lodge  
Devon Wardlow  
Lesley Wiscomb

**STAFF:**

Tava Ostrenger, Assistant City Attorney  
Allison DeBusk, Senior Planner  
Gillian Fennessy, Commission Secretary

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**NOTICES**

**A. TUESDAY, MAY 10, 2022**  
**SITE VISITS**

**8:00 A.M.**

Depart 630 Garden Street  
Community Development Parking Lot

**25 LAS ALTURAS RD**

Contact: Robert Dostalek, Associate Planner  
[RDostalek@SantaBarbaraCA.gov](mailto:RDostalek@SantaBarbaraCA.gov)  
(805) 564-5470, ext. 4552

**701 N. MILPAS ST**

Contact: Kathleen Kennedy, Project Planner  
[KKennedy@SantaBarbaraCA.gov](mailto:KKennedy@SantaBarbaraCA.gov)  
(805) 564-5470, ext. 4560

The Planning Commission will visit the project sites 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 BE ADVISED**

**TELEVISION COVERAGE:** This meeting will be broadcast live on City TV-Channel 18 and online at [SantaBarbaraCA.gov/CityTV](http://SantaBarbaraCA.gov/CityTV). See [SantaBarbaraCA.gov/CityTVProgramGuide](http://SantaBarbaraCA.gov/CityTVProgramGuide) for a rebroadcast schedule. An archived video of this meeting will be available at [SantaBarbaraCA.gov/PCVideos](http://SantaBarbaraCA.gov/PCVideos).

**WRITTEN PUBLIC COMMENT:** Public comments may be submitted via email to [PCSecretary@SantaBarbaraCA.gov](mailto:PCSecretary@SantaBarbaraCA.gov) before the beginning of the Meeting. All public comments submitted via email will be provided to the Commission and will become part of the public record. 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. **Please note that the Commission may not have time to review written comments received after 4:30 p.m. the Tuesday before the meeting.**

All public comment that is submitted before 4:30 p.m. the Tuesday before the meeting will be published on the City's website at [SantaBarbaraCA.gov/PC](http://SantaBarbaraCA.gov/PC). Comments provided via USPS or e-mail will be converted to a PDF before being posted on the City's website. **Note: comments will be published online the way they are received and without redaction of personal identifying information; including but not limited to phone number, home address, and email address. Only submit information that you wish to make available publicly.**

**VERBAL PUBLIC COMMENT:** Public comment on matters not listed on the agenda will occur at the beginning of the meeting. The total 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. General public comment and public comment for matters that are on the agenda is limited to 2 minutes per person. **Pooling of time is not allowed for in-person or virtual public comment.**

Members of the public wishing to speak in person, during general public comment or on a matter on the agenda, must submit a speaker slip to staff. The Chair will call your name when it is your turn to speak. At that time you may approach the podium and speak into the microphone.

Members of the public wishing to participate during public comment virtually (electronic participation) must "raise their hand" in the Zoom platform by selecting the virtual hand icon, or by pressing \*9 if calling by phone. When persons are called on to speak, the speaker will be notified that they can now unmute themselves in order to begin speaking. To unmute select the 'mute/unmute' icon or press "Alt+A" on the keyboard; if using a phone press \*6 to unmute.

**ELECTRONIC PARTICIPATION:**

Join meeting electronically at:

[https://santabarbaraca.gov.zoom.us/webinar/register/WN\\_8S34TbL0S3CTCtkqG8SqOQ](https://santabarbaraca.gov.zoom.us/webinar/register/WN_8S34TbL0S3CTCtkqG8SqOQ)

Phone Number: 1-669-900-6833

Webinar ID: 899 3464 8122

**INTERESTED PARTIES:** If you want to be listed as an interested party on an item you have the following options available to submit a request: 1. Submit an e-mail request to [PCSecretary@SantaBarbaraCA.gov](mailto:PCSecretary@SantaBarbaraCA.gov), 2. Call the PC Secretary at (805) 564-5470, ext. 4572, or 3. Submit a written request via US Postal Service (USPS) addressed to PC Secretary, PO Box 1990, Santa Barbara, CA 93102-1990. **You will need to provide your Name, Email Address, Mailing Address, and the project number (PLN) you want to be added to.**

**AGENDAS, MINUTES, REPORTS, & PUBLIC RECORD WRITINGS:** Documents relating to agenda items are available for review online at [SantaBarbaraCA.gov/PC](http://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 (15 Minutes); 3. Applicant Presentation (15 minutes); 4. Public Comment; 5. Questions from the Commission; 6. Comments from the Commission; 7. Commission Discussion; and 8. Commission Action.

**SPANISH INTERPRETATION:** If you need interpretation of your communications to Planning Commission from Spanish into English, please contact the PC Secretary at 805-564-5309 or by email at [PCSecretary@SantaBarbaraCA.gov](mailto:PCSecretary@SantaBarbaraCA.gov). If possible, notification of at least 48 hours will usually enable the City to make arrangements.

**INTERPRETACIÓN EN ESPAÑOL:** Si necesita una interpretación del español al inglés, para sus comunicaciones a la Comisión de Planificación, comuníquese con la Oficina del Secretario de la Comisión de Planificación al 805-564-5309, o por correo electrónico a [PCSecretary@SantaBarbaraCA.gov](mailto:PCSecretary@SantaBarbaraCA.gov). Si es posible, la notificación de al menos 48 horas generalmente permitirá a la Ciudad hacer los arreglos.

**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. 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](mailto:Clerk@SantaBarbaraCA.gov) as soon as possible. **Appeals may be filed in person at the City Clerk's office at City Hall or in writing via email to [Clerk@SantaBarbaraCA.gov](mailto: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 postmarked after the 10<sup>th</sup> calendar day will not be accepted.**

**NOTE TO INTERESTED PARTIES:** Only those persons who participate through public comment either orally or in writing on an item on this Agenda have standing to appeal the decision. Grounds for appeal are limited to those issues raised either orally or in written correspondence delivered to the review body at, or prior to, the public hearing.

**NOTICE:** On Thursday, May 05, 2022 this Agenda was posted on the outdoor bulletin board at City Hall, 735 Anacapa Street, and online at [SantaBarbaraCA.gov/PC](http://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. ***Architectural and Engineering drawings are made available to facilitate the public dialog only. All such material is subject to the restrictions of U. S. Copyright Law and may not be used for other purposes without obtaining the permission of the copyright holder.***

#### 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. April 21, 2022 Planning Commission Minutes
- 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. NEW ITEMS

A. [701 N. MILPAS STREET](#) (formerly 711 N. Milpas Street)

Assessor's Parcel Number: 031-121-025

Zoning Designation: C-G (Commercial General)

Application Number: PLN2021-00513

Applicant / Owner: RRM Design Group / 711 N. Milpas Partners, L.P.

A revised proposal for a mixed-use project containing 82 residential units and approximately 1,365 square feet of nonresidential floor area, consistent with the City-Council-approved Development Agreement for the 1.52-acre site at the northwest corner of Milpas and Ortega Streets.

The project would increase the number of rental housing units from 76 to 82, and designate 16 of those units as moderate-income affordable units. The architecture would change from contemporary to Spanish-Mediterranean-style. The building height would increase from 45 feet to 48 feet with some portions measuring 52 feet maximum. The commercial space would be reduced from 2,737 to 1,365 square feet. The residential amenities would be enhanced to include an expanded fitness area (from 715 square feet to 3,989 square feet) and a business center with two conference rooms. The number of parking spaces would increase from 88 to 110. The density would increase from 50 units/acre to 54 units/acre.

The discretionary applications under consideration by the Planning Commission for this project are:

1. A Height Exception to allow a Community Benefit Project to be between 45 and 60 feet in height (SBMC §30.140.100.B);
2. A Front Setback Modification to allow uncovered parking spaces to encroach into the required front setback along Ortega Street (SBMC §30.150.090 and SBMC §30.250.020); and
3. A Parking Modification to allow less than the required number of parking spaces (SBMC §30.150.090 and SBMC §30.250.020).

The project is exempt from further environmental review under Section 15332 (In-Fill Development Projects) of the California Environmental Quality Act.

**Staff Contact:** Kathleen Kennedy, Project Planner,  
[KKennedy@SantaBarbaraCA.gov](mailto:KKennedy@SantaBarbaraCA.gov), (805) 564-5470 ext. 4560

## **B. 25 LAS ALTURAS ROAD**

Assessor's Parcel Number: 019-331-019  
 Zoning Designation: RS (Residential Single Unit)  
 Application Number: PLN2021-00417  
 Applicant / Owner: Fielding Featherston / T& D Schaberg Family Trust

Proposal to convert the existing 427 square foot carport to a 2-car garage with a 457 square foot second-story addition above. Project includes a 72 square foot addition at the lower level, an interior remodel, and window replacements throughout the 1,790 square foot single-unit residence located in the Hillside Design District. The proposed total of 2,675 square feet on a 6,098 square foot lot is 99% of the maximum required floor-to-lot area ratio.

The discretionary application under consideration by the Planning Commission for this project is a Maximum Floor Area (Floor-to-Lot Area Ratio) Modification of the net floor

area standards prescribed by SBMC Table 30.20.030.A to allow 2,675 square feet of net floor area that would otherwise be precluded by SBMC §30.20.030.A.1.b.i (SBMC §30.250.020).

The project is exempt from further environmental review under Section 15301 (Existing Facilities) of the California Environmental Quality Act.

**Staff Contact:** Robert Dostalek, Associate Planner,  
[RDostalek@SantaBarbaraCA.gov](mailto:RDostalek@SantaBarbaraCA.gov), (805) 564-5470 ext. 4552

#### IV. **RECOMMENDATION TO COUNCIL**

##### **ZONING ORDINANCE AMENDMENT (TITLE 30): EMERGENCY SERVICE ANTENNAS; PLN2021-00223**

Discussion of proposed amendments to the Inland Zoning Ordinance, Sections 30.185.410 “Telecommunications Facilities and Antennas” and 30.300.010 (Definitions “A”) to add the exemption for emergency service antenna that was inadvertently not carried over from Title 28, to make technical and clean-up amendments to definitions, to clarify the permitting process, and to make other non-substantive revisions. This is a draft of the amendments and the scope of the amendments may change upon review by the Planning Commission, and upon future review by the City Council. Interested parties may follow the changes as they are posted on the web site.

The project is exempt from further environmental review under Section 15305 (Minor Alterations) of the California Environmental Quality Act.

**Staff Contact:** Dan Hentschke, Assistant City Attorney,  
[DHentschke@SantaBarbaraCA.gov](mailto:DHentschke@SantaBarbaraCA.gov), (805) 564-5408

#### V. **ADMINISTRATIVE AGENDA**

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

#### VI. **ADJOURNMENT**