

**DRAFT**

## City of Santa Barbara Planning Division

### PLANNING COMMISSION MINUTES

October 11, 2007

#### **CALL TO ORDER:**

Chair Charmaine Jacobs called the meeting to order at 1:00 P.M.

#### **ROLL CALL:**

##### **Present:**

Chair Charmaine Jacobs

Vice-Chair George C. Myers

Commissioners Bruce Bartlett, John Jostes, Stella Larson, George C. Myers, and Harwood A. White, Jr.

##### **Absent:**

Addison S. Thompson

#### **STAFF PRESENT:**

Jan Hubbell, Senior Planner

Jaime Limón, Senior Planner

Sarah Knecht, Assistant City Attorney

Rob Dayton, Principal Transportation Planner

Steve Foley, Supervising Transportation Planner

Stacey Wilson, Associate Transportation Planner

Chelsey Swanson, Assistant Transportation Planner

Julie Rodriguez, Planning Commission Secretary

#### **I. PRELIMINARY MATTERS:**

- A. Requests for continuances, withdrawals, postponements, or addition of ex-agenda items.

Senior Planner Jan Hubbell announced that the draft minutes and resolutions of August 30, 2007 that were continued from October 4, 2007, will be heard next week. A revised October 11, 2007 agenda will be distributed.

- B. Announcements and appeals.

Ms. Hubbell made the following announcements:

1. Jim Rumbley and Betsy Teeter have been appointed as new Planning Technicians in Community Development in Zoning Enforcement.
  2. Effective October 22, 2007, Paul Casey will serve as Interim Public Works Director and David Gustafson will serve as Interim Community Development Director. A national search is now underway for a Public Works Director.
  3. Out of the Joint Meeting with the design review boards regarding building height for non residential and mixed use projects held in July, a recommendation for new design review findings was made. Since these findings are in Title 22, not Title 28, they will not come back to Planning Commission for a recommendation to City Council. They will go to the Architectural Board of Review (ABR) and the Historic Landmarks Commission (HLC) for consideration. A Planning Commission liaison is being requested to attend. The findings will be presented to the ABR on October 22<sup>nd</sup> and to HLC on October 17<sup>th</sup> or 31<sup>st</sup>. Commissioners Bartlett will attend the ABR meeting; Commissioner Larson will represent the Planning Commission at the HLC meeting.
  4. The Upper State Street Study was at City Council for near term implementation, including the Design Guidelines for Upper State Street. Before the Council could decide on the Design Guidelines or setbacks, Council requested a study be done first by Public Works regarding transit needs for the area. Design guidelines will follow for the start of the next fiscal year.
  5. The 1722 State Street Planning Commission rezone decision will be heard on November 13, 2007. Commissioner Bartlett will represent the Planning Commission.
  6. The 1400 Rogers Court Planning Commission decision has been appealed to the City Council and will be heard on December 4, 2007.
  7. The 3427 Sea Ledge Lane Planning Commission decision has been appealed to the City Council and will be heard on December 18, 2007.
  8. The Historic Landmarks Commission preliminary approval on 517 Chapala Street has been appealed by the neighbors. The City Council will consider the appeal, if it is not withdrawn.
  9. The Staff Hearing Officer's decision on 814 Orange Avenue has been reviewed by Commissioners White and Myers and will be suspended for the Planning Commission to review.
- C. Comments from members of the public pertaining to items not on this agenda.
- Chair Jacobs opened the public hearing at 1:10 P.M., and with no one wishing to speak, closed the hearing.

II. NEW ITEM:

ACTUAL TIME: 1:10 P.M.

APPLICATION OF RICHARD SUDING, 1727 SANTA BARBARA STREET, 027-111-017, E-1 SINGLE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: RESIDENTIAL, 3 UNITS PER ACRE (MST2006-00529)

The project involves a proposal to construct a new single-family residence on a vacant lot. Proposed are a 3,265 square foot two-story residence and a 466 square foot detached two-car garage on the 10,200 square foot lot. The proposal has maximum building height of 29 feet, 6 inches and would result in a FAR of 0.32.

The discretionary application required for this project is:

A Modification to allow the net floor area of the proposed residence to exceed 85% of the maximum allowable net floor area for the lot and the building height to exceed 25 feet. (SBMC§28.15.083D)

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality guidelines Section 15303, for new construction of a small structure.

Case Planner: Jaime Limón, Senior Planner  
Email: jlimon@SantaBarbaraCA.gov

Jaime Limón, Senior Planner, gave the Staff presentation.

Richard Suding, applicant, gave the applicant presentation, joined by landscape architect, Phil Suding.

Mr. Limon answered Planning Commission questions regarding the supporting basis for the second of the three FAR Modification findings; considerations made for site plan analysis requirements and how new requirements are tied in; clarification of the basis for the project being heard by the Planning Commission; explanation on the evolution of the decisions made by the Single Family Design Board in comprehending the project; and consolidation of design conditions in the conditions of approval.

Phil Suding answered Planning Commission questions on the definition of the "health rating" scale used for the cedar tree and the intentions for saving the tree; also clarification of the attic dormer window on the north elevation,

Chair Jacobs opened the public hearing at 1:45 P.M.

Sandy Echemacht spoke in opposition to the project, noting that there is an impact on their shared driveway with the increased 3200 square foot size of the proposal. Concerned with the size and height.

With no one else wishing to speak, the public hearing was closed at 1:47 P.M.

Mr. Suding noted that the Front Street Elevation Comparison was not accurate in reflecting the distances between buildings and was intended only to show the height scale of the project.

Commissioners' Comments:

1. One Commissioner could not support the precedent of setting a garage in front of the house, noting that it is different than the norm in the neighborhood. Supports the height element; a smaller height would not be compatible with the neighborhood. If the garage were screened from the neighbor, approval could be supported.
2. One Commissioner asked for clarification on the focus and decision to be made by the Planning Commission.
3. Most Commissioners supported the height modification and the decision made by the Single Family Design Board (SFDB), with some concern for the cedar tree.
4. Some Commissioners felt that the garage was the most problematic element. Commissioners asked that the SFDB consider elimination of the redundant South garage door to soften the detached garage, and elimination of the retaining walls.
5. One Commissioner wanted to see a differentiated pedestrian path from the front of the house to the street in the landscape plan.
6. One Commissioner asked to have a condition included to keep the iron gate to keep the historic streetscape intact.

Mr. Suding shared a study he conducted on neighborhood properties that had garages located in front of their property. While they did not fall in the 20 closest homes area, they were relatively one to two blocks away.

**MOTION: Bartlett/Myers**

**Assigned Resolution No. 040-07**

Approval of the Floor Area and Height Modification making the findings in the Staff Report with added conditions to be forwarded to the SFDB: 1) elimination of the southerly garage door on the detached garage to be replaced with buffering landscaping on the southerly property line adjacent to the garage; 2) add a differentiated pedestrian path from the sidewalk to the front entry of the proposed residence; and 3) maintain the existing iron gate at the existing driveway; and 4) Consider privacy adjacent to the south side neighbor regarding the landscaping plan.

This motion carried by the following vote:

Ayes: 6 Noes: 0 Abstain: 0 Absent: 1 (Thompson)

Chair Jacobs announced the ten calendar day appeal period.

**III. ADMINISTRATIVE AGENDA**

A. Committee and Liaison Reports.

Commissioner Jostes reported on attending the City Council Ordinance Subcommittee with Commissioner White and Zoning Ordinance revisions discussed. Commissioner Bartlett inquired about the window seat height being proposed for window seats and how one could sit that high. A subsequent meeting is planned.

B. Review of the decisions of the Staff Hearing Officer in accordance with SBMC §28.92.026.

Commissioner White tabled his report for the next hearing.

**VII. ADJOURNMENT**

**MOTION: Jostes/Myers** Adjourn the meeting of October 17, 2007

This motion carried by the following vote:

Ayes: 6 Noes: 0 Abstain: 0 Absent: 1 (Thompson)

Chair Jacobs adjourned the meeting at 2:17 P.M.

Submitted by,

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Julie Rodriguez, Planning Commission Secretary





# City of Santa Barbara California

**DRAFT**

## CITY OF SANTA BARBARA PLANNING COMMISSION

RESOLUTION NO. 040-07  
1727 SANTA BARBARA STREET  
ZONING FAR MODIFICATION  
OCTOBER 11, 2007

**APPLICATION OF RICHARD SUDING, 1727 SANTA BARBARA STREET, 027-111-017, E-1 SINGLE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: RESIDENTIAL, 3 UNITS PER ACRE (MST2006-00529)**

The project involves a proposal to construct a new single-family residence on a vacant lot. Proposed are a 3,265 square foot two-story residence and a 466 square foot detached two-car garage on the 10,200 square foot lot. The proposal has maximum building height of 29 feet, 6 inches and would result in a FAR of 0.32.

The discretionary application required for this project is:

A Modification to allow the net floor area of the proposed residence to exceed 85% of the maximum allowable net floor area for the lot and the building height to exceed 25 feet. (SBMC§28.15.083D)

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality guidelines Section 15303, for new construction of a small structure.

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

**WHEREAS**, no one appeared to speak in favor of the application, and one person appeared to speak in opposition thereto, and the following exhibits were presented for the record:

1. Staff Report with Attachments, October 5, 2007
2. Site Plans
3. Correspondence received in support of the project:
  - a. Kerri Green, Santa Barbara, CA
  - b. J. R. Bettertone, Santa Barbara, CA
  - c. (illegible), Santa Barbara, CA
  - d. Delphia Blocker, Santa Barbara, CA
  - e. Clifton Inimato, Santa Barbara, CA
  - f. Lois Capps, Santa Barbara, CA
  - g. Joy Floyd, Santa Barbara, CA

4. Correspondence received in opposition to the project:
  - a. Anonymous, Santa Barbara, CA

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

- I. Approved the subject application making the following findings and determinations:

**Net Floor Area (Floor to Lot Area ) Modification Findings (SBMC §28.92.110A6)**

1. Not less than five (5) members of the Single Family Design board have voted in support of the modification following a concept review of the project;
2. The subject lot has a physical condition (such as location, surroundings, topography, or the size of the lot relative to other lots in the neighborhood,) that does not generally exist in other lots in the neighborhood; and
3. The physical condition of the lot allow for the project to be compatible with existing development within the neighborhood that complies with the net floor area standard.

- II. Said approval is subject to the following conditions:

- A. **Recorded Agreement.** Prior to the issuance of any Public Works permit or Building permit for the project on the Real Property, the Owner shall execute a written instrument, which shall be reviewed as to form and content by the City Attorney, Community Development Director and Public Works Director, recorded in the Office of the County Recorder, and shall include the following:

1. **Uninterrupted Water Flow.** The Owner shall provide for the uninterrupted flow of water through the Real Property including, but not limited to, swales, natural water courses, conduits and any access road, as appropriate. The Owner is responsible for the adequacy of any project-related drainage facilities and for the continued maintenance thereof in a manner that will preclude any hazard to life, health or damage to the Real Property or any adjoining property.
2. **Landscape Plan Compliance.** The Owner shall comply with the Landscape Plan approved by the Single Family Design Board (SFDB). Such plan shall not be modified unless prior written approval is obtained from the SFDB. The landscaping on the Real Property shall be provided and maintained in accordance with said landscape plan. If said landscaping is removed for any reason without approval by the SFDB, the owner is responsible for its immediate replacement.
3. **Maintenance of Drainage System.** Owner shall be responsible for maintaining the drainage system in a functioning state. Should any of the project's surface or subsurface drainage structures fail or result in increased erosion, the Owner shall be responsible for any necessary repairs to the system and restoration of the eroded area. Should repairs or restoration become necessary, prior to the commencement of such repair or restoration work, the applicant shall submit a repair and restoration plan to the Community Development Director to

determine if an amendment or a new Building Permit and/or Coastal Development Permit is required to authorize such work.

4. **Recreational Vehicle Storage Limitation.** No recreational vehicles, boats or trailers shall be stored on the Real Property unless enclosed or concealed from view as approved by the Single Family Design Board (SFDB).
  5. **Storm Water Pollution Control and Drainage Systems Maintenance.** Owner shall maintain the drainage system and storm water pollution control devices intended to intercept siltation and other potential pollutants (including, but not limited to, hydrocarbons, fecal bacteria, herbicides, fertilizers, etc. ) in a functioning state (and in accordance with the Operations and Maintenance Procedure Plan approved by the Building Official). Should any of the project's surface or subsurface drainage structures or storm water pollution control methods fail to capture, infiltrate, and/or treat, or result in increased erosion, the Owner shall be responsible for any necessary repairs to the system and restoration of the eroded area. Should repairs or restoration become necessary, prior to the commencement of such repair or restoration work, the applicant shall submit a repair and restoration plan to the Community Development Director to determine if an amendment or a new Building Permit is required to authorize such work. The Owner is responsible for the adequacy of any project-related drainage facilities and for the continued maintenance thereof in a manner that will preclude any hazard to life, health, or damage to the Real Property or any adjoining property.
  6. **Approved Development.** The development of the Real Property approved by the (Planning Commission) on October 11, 2007 is limited to approximately 3, 731 square feet of building area and the improvements shown on the approved plans signed by the chairman of the Planning Commission on said date and on file at the City of Santa Barbara.
- B. **Design Review.** The following is subject to the review and approval of the Single Family Design Board (SFDB):
1. **Lighting.** Exterior lighting, where provided, shall be consistent with the City's Lighting Ordinance and most currently adopted Energy Code. No floodlights shall be allowed. Exterior lighting shall be shielded and directed toward the ground.
  2. ~~Landscape Plan Compliance. The Owner shall comply with the Landscape Plan approved by the SFDB. Such plan shall not be modified unless prior written approval is obtained from the SFDB. The landscaping on the Real Property shall be provided and maintained in accordance with said landscape plan. If said landscaping is removed for any reason without approval by the SFDB, the owner is responsible for its immediate replacement.~~

2. Tree Removal and Replacement. All trees removed, except fruit trees and street trees approved for removal without replacement by the Parks Department, shall be replaced on-site on a one-for-one basis with minimum 24-inch box sized tree(s) on an appropriate species or like species.
  3. Tree Protection Measures. The landscape plan shall include the following tree protection measures.
  4. Landscaping Under Trees. Landscaping under the tree(s) shall be compatible with the preservation of the tree(s).
  5. Existing Gate. Keep the existing gate at the front of the property.
  6. Gargage. Remove the southerly garage door and add a landscape buffer to south side.
  7. Differentiated Pedestrian Path. Provide differentiated pavement for pedestrian access from the front door to the public street.
  8. Privacy Issues. Restudy landscape on south side to provide more privacy to southerly neighbor from second floor of the subject house.
- C. **Public Works Requirements Prior to Building Permit Issuance.** The Owner shall submit the following, or evidence of completion of the following to the Public Works Department for review and approval, prior to the issuance of a Building Permit for the project.
1. **Drainage Calculations.** The Owner shall submit final approved drainage calculations justifying that the existing on-site and proposed on-site drainage system adequately conveys a minimum of a 25-year storm event.
  2. **Approved Water Rights Assignment Agreement.** The Owner shall assign to the City of Santa Barbara the exclusive right to extract ground water from under the Real Property. Said agreement will be prepared by Engineering Division Staff for the Owner's signature.
- D. **Community Development Requirements Prior to Building or Public Works Permit Application/Issuance.** The following shall be finalized prior to, and/or submitted with, the application for any Building or Public Works permit:
1. **Contractor and Subcontractor Notification.** The Owner shall notify in writing all contractors and subcontractors of the site rules, restrictions and Conditions of Approval. Submit a copy of the notice to the Planning Division.
  2. **Final Planning Commission Resolution Submittal.** The final Planning Commission Resolution shall be submitted, indicating how each condition is met with drawing sheet and/or note references to verify condition compliance. If the condition relates to a document submittal, describe the status of the submittal (e.g., Final Map submitted to Public Works Department for review), and attach documents as appropriate.

- ~~1. **Design Review.** The following items are subject to the review and approval of the Single Family Design Board (SFDB). SFDB shall not grant preliminary approval of the project until the following conditions have been satisfied:~~
  - ~~1. **Tree Removal and Replacement.** All trees removed, except fruit trees and street trees approved for removal without replacement by the Parks Department, shall be replaced on-site on a one-for-one basis with minimum 24-inch box-sized tree(s) of an appropriate species or like species.~~
  - ~~2. **Tree Protection Measures.** The landscape plan shall include the following tree protection measures:~~
  - ~~3. **Landscaping Under Trees.** Landscaping under the tree(s) shall be compatible with the preservation of the tree(s).~~

**E. Building Permit Plan Requirements.** The following requirements/notes shall be incorporated into the construction plans submitted to the Building and Safety Division for Building permits.

1. **Design Review Requirements.** Plans shall show all design, landscape and tree protection elements, as approved by the Single family Design Board, outlined in Section E above.
2. **Trash Enclosure Provision.** A trash enclosure with adequate area for recycling containers (an area that allows for a minimum of 50 percent of the total capacity for recycling containers) shall be provided on the Real Property and screened from view from surrounding properties and the street.
3. **Technical Reports.** All recommendations of the structural engineer, geological, and soils reports, approved by the Building and Safety Division, shall be incorporated into the construction plans.
4. **Conditions on Plans/Signatures.** The final Planning Commission Resolution shall be provided on a full size drawing sheet as part of the drawing sets. Each condition shall have a sheet and/or note reference to verify condition compliance. If the condition relates to a document submittal, indicate the status of the submittal (e.g., Final Map submitted to Public Works Department for review). A statement shall also be placed on the above sheet as follows: The undersigned have read and understand the above conditions, and agree to abide by any and all conditions which is their usual and customary responsibility to perform, and which are within their authority to perform.

Signed:

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Property Owner

Date

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Contractor

Date

License No.

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Architect	Date	License No.
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Engineer	Date	License No.

F. **Construction Implementation Requirements.** All of these construction requirements shall be carried out in the field for the duration of the project construction.

1. **Demolition/Construction Materials Recycling.** Recycling and/or reuse of demolition/construction materials shall be carried out to the extent feasible, and containers shall be provided on site for that purpose, in order to minimize construction-generated waste conveyed to the landfill. Indicate on the plans the location of container for collection of demolition/construction materials.
2. **Construction Hours.** Construction (including preparation for construction work) is prohibited Monday through Friday before 7:00 a.m. and after 5:00 p.m., and all day on Saturdays, Sundays and holidays observed by the City of Santa Barbara, as shown below:

New Year's Day .....	January 1st*
Martin Luther King's Birthday .....	3rd Monday in January
Presidents' Day .....	3rd Monday in February
Memorial Day .....	Last Monday in May
Independence Day .....	July 4th*
Labor Day .....	1st Monday in September
Thanksgiving Day .....	4th Thursday in November
Following Thanksgiving Day .....	Friday following Thanksgiving Day
Christmas Day .....	December 25th*

\*When a holiday falls on a Saturday or Sunday, the preceding Friday or following Monday, respectively, shall be observed as a legal holiday.

When, based on required construction type or other appropriate reasons, it is necessary to do work outside the allowed construction hours, contractor shall contact the Chief of Building and Safety to request a waiver from the above construction hours, using the procedure outlined in Santa Barbara Municipal Code §9.16.015 Construction Work at Night. Contractor shall notify all residents within 300 feet of the parcel of intent to carry out night construction a minimum of 48 hours prior to said construction. Said notification shall include what the work includes, the reason for the work, the duration of the proposed work and a contact number.

3. **Covered Truck Loads.** Trucks transporting fill material to and from the site shall be covered from the point of origin.

4. **Construction Best Management Practices (BMPs).** Construction activities shall address water quality through the use of BMPs, as approved by the Building and Safety Division.
5. **Construction Contact Sign.** Immediately after Building permit issuance, signage shall be posted at the points of entry to the site that list the contractor(s) telephone number, work hours, site rules, and construction-related conditions, to assist Building Inspectors and Police Officers in the enforcement of the conditions of approval.
6. **Graffiti Abatement Required.** Owner and Contractor shall be responsible for removal of all graffiti as quickly as possible. Graffiti not removed within 24 hours of notice by the Building and Safety Division may result in a Stop Work order being issued, or may be removed by the City, at the Owner's expense, as provided in SBMC Chapter 9.66.
7. **Unanticipated Archaeological Resources Contractor Notification.** Prior to the start of any vegetation or paving removal, demolition, trenching or grading, contractors and construction personnel shall be alerted to the possibility of uncovering unanticipated subsurface archaeological features or artifacts associated with past human occupation of the parcel. If such archaeological resources are encountered or suspected, work shall be halted immediately, the City Environmental Analyst shall be notified and an archaeologist from the most current City Qualified Archaeologists List shall be retained by the applicant. The latter shall be employed to assess the nature, extent and significance of any discoveries and to develop appropriate management recommendations for archaeological resource treatment, which may include, but are not limited to, redirection of grading and/or excavation activities, consultation and/or monitoring with a Barbareño Chumash representative from the most current City qualified Barbareño Chumash Site Monitors List, etc.

If the discovery consists of possible human remains, the Santa Barbara County Coroner shall be contacted immediately. If the Coroner determines that the remains are Native American, the Coroner shall contact the California Native American Heritage Commission. A Barbareño Chumash representative from the most current City Qualified Barbareño Chumash Site Monitors List shall be retained to monitor all further subsurface disturbance in the area of the find. Work in the area may only proceed after the Environmental Analyst grants authorization.

If the discovery consists of possible prehistoric or Native American artifacts or materials, a Barbareño Chumash representative from the most current City Qualified Barbareño Chumash Site Monitors List shall be retained to monitor all further subsurface disturbance in the area of the find. Work in the area may only proceed after the Environmental Analyst grants authorization.

- G. **Prior to Certificate of Occupancy.** Prior to issuance of the Certificate of Occupancy, the Owner of the Real Property shall complete the following:
1. **Repair Damaged Public Improvements.** Repair any damaged public improvements (curbs, gutters, sidewalks, etc.) subject to the review and approval of the Public Works Department. Where tree roots are the cause of the damage, the roots shall be pruned under the direction of a qualified arborist.
- H. **Litigation Indemnification Agreement.** In the event the Planning Commission approval of the Project is appealed to the City Council, Applicant/Owner hereby agrees to defend the City, its officers, employees, agents, consultants and independent contractors ("City's Agents") from any third party legal challenge to the City Council's denial of the appeal and approval of the Project, including, but not limited to, challenges filed pursuant to the California Environmental Quality Act (collectively "Claims"). Applicant/Owner further agrees to indemnify and hold harmless the City and the City's Agents from any award of attorney fees or court costs made in connection with any Claim.

Applicant/Owner shall execute a written agreement, in a form approved by the City Attorney, evidencing the foregoing commitments of defense and indemnification within thirty (30) days of the City Council denial of the appeal and approval of the Project. These commitments of defense and indemnification are material conditions of the approval of the Project. If Applicant/Owner fails to execute the required defense and indemnification agreement within the time allotted, the Project approval shall become null and void absent subsequent acceptance of the agreement by the City, which acceptance shall be within the City's sole and absolute discretion. Nothing contained in this condition shall prevent the City or the City's Agents from independently defending any Claim. If the City or the City's Agents decide to independently defend a Claim, the City and the City's Agents shall bear their own attorney fees, expenses and costs of that independent defense.

**NOTICE OF APPROVAL TIME LIMITS:**

The Planning Commission's action approving the Modification shall terminate two (2) years from the date of the approval, per Santa Barbara Municipal Code §28.87.360, unless:

1. An extension is granted by the Community Development Director prior to the expiration of the approval; or
2. A Building permit for the use authorized by the approval is issued within and the construction authorized by the permit is being diligently pursued to completion and issuance of a Certificate of Occupancy.
3. The approval has not been discontinued, abandoned or unused for a period of six months following the earlier of (a) an Issuance of a Certificate of Occupancy for the use, or (b) two (2) years from granting the approval.

~~If multiple discretionary applications are approved for the same project, the expiration date of all discretionary approvals shall correspond with the longest expiration date specified by any of the discretionary applications, unless such extension would conflict with state or federal law. The expiration date of all approvals shall be measured from date of the final action of the City on the application, unless otherwise specified by state or federal law.~~

This motion was passed and adopted on the 11th day of October, 2007 by the Planning Commission of the City of Santa Barbara, by the following vote:

AYES: 6 NOES: 0 ABSTAIN: 0 ABSENT: 1 (Thompson)

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.

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Julie Rodriguez, Planning Commission Secretary

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Date

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