



## City of Santa Barbara Planning Division

### PLANNING COMMISSION MINUTES

October 6, 2016

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

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

#### **I. ROLL CALL**

Chair John P. Campanella, Vice-Chair June Pujo, Commissioners Jay D. Higgins, Mike Jordan, Sheila Lodge, Deborah L. Schwartz, and Addison Thompson.

Absent: Commissioners Michael Jordan and Sheila Lodge

#### **STAFF PRESENT:**

Renee Brooke, AICP, City Planner  
 Beatriz Gularte, Senior Planner  
 Andrew Bermond, AICP, Project Planner  
 Steve Greer, Environmental Project Planner  
 Hazel Johns, Airport Director  
 Dan Gullett, Supervising Transportation Supervisor  
 Chelsey Swanson, Associate Transportation Planner  
 Debra Andaloro, Principal Planner  
 Rosemary Dyste, Project Planner  
 N. Scott Vincent, Assistant City Attorney  
 Julie Rodriguez, Planning Commission Secretary

#### **II. PRELIMINARY MATTERS:**

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

None.

B. Announcements and appeals.

Ms. Gularte made the following announcements:

1. The Planning Commission's decision on 1925 El Camino de la Luz has been appealed to City Council and will be heard on December 6, 2016.
2. The Regular Planning Commission meeting of October 20, 2016 has been cancelled.

C. Review, consideration and action on the following draft Planning Commission Minutes and Resolutions:

1. September 1, 2016
2. PC Resolution No. 022-16  
3407 Sea Ledge Lane
3. PC Resolution No. 023-16  
100 Clyde Adams Road

**MOTION: Schwartz/Thompson**

Approve the minutes and resolutions.

This motion carried by the following vote:

Ayes: 5 Noes: 0 Abstain: 0 Absent: 2 (Jordan, Lodge)

4. September 6, 2016
5. PC Resolution No. 024-16  
Recommendations to City Council – AUD Program

**MOTION: Thompson/Pujo**

Approve the minutes and resolutions as corrected.

This motion carried by the following vote:

Ayes: 5 Noes: 0 Abstain: 0 Absent: 2 (Jordan, Lodge)

6. September 8, 2016
7. PC Resolution No. 025-16  
1414 Park Place
8. PC Resolution No. 026-16  
2912 De la Vina Street

**MOTION: Pujo/Schwartz**

Approve the minutes and resolutions.

This motion carried by the following vote:

Ayes: 4 Noes: 0 Abstain: 1 (Thompson) Absent: 2 (Jordan, Lodge)

D. Comments from members of the public pertaining to items not on this agenda.

Chair Campanella opened the public hearing at 1:03 P.M. and, with no one wishing to speak, closed the hearing.

**III. NEW ITEM:**

**ACTUAL TIME: 1:03 P.M.**

**APPLICATION OF LEIF REYNOLDS, PROJECT ENGINEER FOR SANTA BARBARA AIRPORT, 6100 HOLLISTER AVENUE, APN 073-080-065, AIRPORT INDUSTRIAL ZONES (A-I-1/A-I-2) AND AIRPORT INDUSTRIAL AREA SPECIFIC PLAN ZONE (SP-6), GENERAL PLAN DESIGNATION: AIRPORT (MST2016-00044)**

The proposed project involves a proposal to construct a light industrial park totaling 50,046 square feet on an approximately 14.43 acre Santa Barbara Airport site. The project will include two 4,021 square foot retail buildings and seven light industrial buildings of modular nature for one or more tenants. The minimum unit size ranges from 2,002 square feet to 2,500 square feet. The development will include 153 parking spaces including six accessible spaces, and approximately 100,000 square feet of landscaped area with a detention basin designed to accommodate both on-site and Wallace Becknell Road storm water run-off.

The discretionary application required for this project is a Development Plan to allow the construction of 50,046 square feet of nonresidential development (SBMC Chapter 28.85).

The project requires an environmental finding pursuant to California Environmental Quality Act Guidelines Section 15183.

Contact: Andrew Bermond, AICP, Project Planner

Email: [ABermond@SantaBarbaraCA.gov](mailto:ABermond@SantaBarbaraCA.gov)

Phone: (805) 564-5470, extension 4549

Andrew Bermond, AICP, Project Planner, gave the Staff presentation.

Hazel Johns, Airport Director, provided an introduction and was joined by Jaime Valencia, Kupiec Architects PC; Mike Viattone, Mike Viattone Civil Engineering; and Derrik Eichelberger, Acadia Studio, who gave the Applicant presentation.

Chair Campanella opened the public hearing at 1:33 P.M.

Marty Milan, City of Goleta Principal Engineer, referenced a letter submitted by the City of Goleta requesting additional conditions of approval be included by the Planning Commission. She also requested that the last condition, associated with the agreement that has expired, is a condition of the EIR and should be kept in place.

With no one else wishing to speak, the public hearing was closed at 1:43 P.M.

**MOTION: Thompson/Schwartz**

**Assigned Resolution No. 027-16**

Approved the project, making the findings for the Development Plan, as outlined in the Staff Report, dated September 29, 2016, subject to the revised Conditions of Approval distributed to the Planning Commission on October 6, 2016.

This motion carried by the following vote:

Ayes: 5 Noes: 0 Abstain: 0 Absent: 2 (Jordan, Lodge)

Chair Campanella announced the ten calendar day appeal period.

Chair Campanella called for a recess at 2:29 P.M. and reconvened the meeting at 2:38 P.M.

**IV. DISCUSSION ITEM**

**ACTUAL TIME: 2:38 P.M.**

**2016 GENERAL PLAN IMPLEMENTATION AND ADAPTIVE MANAGEMENT PROGRAM REPORT**

Staff will present the 2016 General Plan Implementation and Adaptive Management Program Report in advance of the October 27, 2016 Joint City Council and Planning Commission Work Session.

Contact: Renee Brooke, City Planner

Email: [RBrooke@SantaBarbaraCA.gov](mailto:RBrooke@SantaBarbaraCA.gov)

Phone: (805) 564-5470, extension 5564

Contact: Debra Andaloro, Principal Planner

Email: [DAndaloro@SantaBarbaraCA.gov](mailto:DAndaloro@SantaBarbaraCA.gov)

Phone: (805) 564-5470, extension 2569

Renee Brooke, City Planner, gave the Staff presentation, joined by Debra Andaloro, Principal Planner, and Rosemary Dyste, Project Planner.

Chair Campanella opened the public hearing at 3:42 P.M.

Lindsay Baker, League of Women Voters Co-President, submitted written comments asking that the Commission reevaluate the Average Unit-size Density Program, make changes to the program using Adaptive Management, and not accept additional projects into the development process until all problems have been resolved. She also announced that the League of Women Voters will hold a public forum on rental housing on Wednesday, October 19, 2016, at noon, at the Louise Lowry Davis Center.

With no one else wishing to speak, the public hearing was closed at 3:45 P.M.

The Commission was asked to comment on Staff Recommendations in the following areas:

**Commissioner's comments on the Initial Trial Period:**

- Commissioner Thompson agrees with initiating an ordinance amendment by end of 2017 because of the lengthy process.
- Commissioner Thompson sees three possible outcomes from an ordinance amendment: 1. Eliminate the AUD program and go back to variable density; 2. Adopt the AUD program permanently; or 3. Tweak the program and maintain some version of the AUD program.
- Commissioner Thompson suggested that with the popularity of the AUD program, any interim ordinance amendment should mitigate the flow of some of the projects

- going through the pipeline now. We have in place in the ordinance now an annual limitation on condo-conversions, so there is precedence for doing something like that.
- Commissioner Higgins concurred with Commissioner Thompson that we should initiate an ordinance soon so that we do not revert automatically to the variable density program.
  - Commissioner Schwartz supports an amendment in order to provide more time to gather data and establish criteria for program success
  - Commissioner Pujó agrees that the end of 2017 is the right time frame to be ready to act on an ordinance amendment. This means between now and then, we need to do preparatory studies to make an informed decision about which way to go.
  - Commissioner Campanella is supportive of an amendment as a placeholder and allow time to gather more data. He does not agree with slowing the flow of proposed projects. We need to keep the pipeline going to accomplish getting more rentals on the ground.

Commissioner's comments on the Annual Survey:

- Commissioner Higgins said that it would be good if we could get some survey responses before making comments on the appropriateness or success rate of the program.
- Commissioner Schwartz said that until such time as we have a set of facts for tenant information, she would like property owners/managers to voluntarily provide zip codes of resident applicants and tenants' employers to see who is renting these units so that we have a sense of whether the program is fulfilling the policy intention of providing local workforce housing.
- Commissioner Pujó is supportive and sees this as one tool that will help make the determination on the program.
- Chair Campanella supports getting as much data as we can.

Commissioner's comments on Residential Parking Standards:

- Commissioner Thompson stated that the parking standards need to be looked at more closely. Parking is one of the main program objections raised, particularly in R3 and R4 zones.
- Commissioner Thompson suggested that "decoupling" parking from the unit rental be studied.
- Commissioner Higgins is not opposed to having projects providing only one parking space per unit be a trigger to come to the Planning Commission. This is one of the reasons why we are seeing such success with the program.
- Commissioner Schwartz does not think we have empirical data on the parking demands on each property, before and after, so that as they are constructed and occupied, we can see what the parking demands and impacts are then. She is not in support of a focused ordinance amendment to change the parking standards.
- Commissioner Pujó agrees with Commissioner Schwartz that we are not yet able to make a decision on whether or not parking standards should be changed.

- Commissioner Pujo said the concerns we are hearing from the public are about the impact to on-street parking. These concerns are real and we need to get an understanding of the potential impact to on-street parking in the AUD areas, especially high-priority areas, and what are other options available, such as changing a standard. So we are not in need of an ordinance now.
- Chair Campanella said that given the maximum square footage that you can put in the multi-family zone, when you combine it with a house that is already on there, you are limited to how much more you can do and it is a sum game to try to keep it compatible with the neighborhood. It will be small if you don't have to build garages.
- Chair Campanella stated that requiring garages in multi-family areas can be problematic if they have to park 2 cars for 2 bedroom units. In addition to adding costs for garages, there are also neighborhood compatibility issues with size, bulk, and scale.
- Chair Campanella suggested that rather than an ordinance amendment, study what the baseline shows now and how the parking has helped the project or whether more parking can be squeezed in. Look at the projects that have already been approved and see whether the impact of additional parking, whether in commercial zones or multi-family zones, is an issue. Look at the baseline and see whether we can help it or whether more units could be built. Let's get facts before moving toward an ordinance amendment.

Commissioner's comments on Building Height and Open Space:

- Commissioner Higgins said that we are going to be asking more of project applicants in terms of project objectives and is reluctant to put more on the design review boards. Suggested asking the design review boards if they want to see land use issues, etc. It may be that the ordinance looks at whether or not these projects in certain zones, such as R3 and R4, have to come to the Planning Commission anyway.
- Commissioner Higgins does not think we need to do anything with height.
- Commissioner Higgins stated that if projects are outside a certain distance from public parks or open space, that could be another trigger to come to the Planning Commission.
- Commissioner Schwartz conceptually supports providing additional tools to design boards such as site visits and clarifying guidelines, but without expanding the scope of authority that could conflict with the Planning Commission's jurisdiction. Land use development clearly needs to stay with the Planning Commission and not the review boards.
- Commissioner Pujo stated that design compatibility is an additional facet to the tools and support to the design boards, not density compatibility.
- Chair Campanella cited a recent Architectural Board of Review (ABR) meeting that he had seen where a project did not have usable open space on the ground and had made use of a roof deck that provided an area where everyone could gather. He suggested that we look at some of the approved projects and study why they were approved, to help provide good examples for design guidelines. If we do this, then

when it comes to the end of 2017, we will have a narrative that goes with a project on why it was developed, etc.

- Chair Campanella said that in order to get more two bedroom units, it may be necessary to have a fourth story. With fewer floors, a bigger mix of one bedroom and studio units would result.

Additional Commissioner's comments:

- With regard to economics, Commissioner Higgins would like to see, preferably prior to the Joint City Council and Planning Commission meeting, an economist confirm whether the rents are appropriate. There is still uncertainty with the public on where the rents are landing. He would like to hear from an objective third party.
- Commissioner Schwartz stated that we have not defined 'affordable' which contributes to some of the misunderstanding on what the program can provide. Our policy uses the word affordable, but we have not defined it within the policy or program. The average square footage of the units and the density of the units is not driving a level of affordability that many assumed the program would provide.
- Commissioner Pujo mentioned that the public has inquired about rental pricing restrictions and she would like to learn more about the approach that San Jose is taking with housing mitigation fees. Would like to see this added as follow-up item to see if this could at some point be an option.

Chair Campanella lauded Staff for all the work done to bring the requested information to the Commission prior to the Joint City Council and Planning Commission hearing.

**V. ADMINISTRATIVE AGENDA**

**ACTUAL TIME: 4:55 P.M.**

A. Committee and Liaison Reports

1. Staff Hearing Officer Liaison Report

None was given.

2. Other Committee and Liaison Reports

- a. Commissioner Schwartz reported that she and Commissioner Lodge attended the El Carrillo Ten Years Later event on September 15, 2016.
- b. Chair Campanella reminded everyone that it is First Thursday and encouraged all to enjoy the events.
- c. Chair Campanella reported that the next Planning Commission meeting is October 13, 2016.

**VI. ADJOURNMENT**

Chair Campanella adjourned the meeting at 4:58 P.M.

Submitted by,

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Julie Rodriguez, Planning Commission Secretary



# City of Santa Barbara California

## CITY OF SANTA BARBARA PLANNING COMMISSION

### RESOLUTION NO. 027-16 6100 HOLLISTER AVENUE DEVELOPMENT PLAN OCTOBER 6, 2016

**APPLICATION OF LEIF REYNOLDS, PROJECT ENGINEER FOR SANTA BARBARA AIRPORT, 6100 HOLLISTER AVENUE, APN 073-080-065, AIRPORT INDUSTRIAL ZONES (A-I-1/A-I-2) AND AIRPORT INDUSTRIAL AREA SPECIFIC PLAN ZONE (SP-6), GENERAL PLAN DESIGNATION: AIRPORT [(MST2016-00044)]**

The proposed project involves a proposal to construct a light industrial park totaling 50,046 square feet on an approximately 14.43 acre Santa Barbara Airport site. The project will include two 4,021 square foot retail buildings and seven light industrial buildings of modular nature for one or more tenants. The modular commercial buildings range in size from 2,002 square feet to 2,500 square feet. The development will include 153 parking spaces including six accessible spaces, and approximately 100,000 square feet of landscaped area with a detention basin designed to accommodate both on-site and Wallace Becknell Road storm water run-off.

The discretionary application required for this project is a Development Plan to allow the construction of 50,046 square feet of nonresidential development (SBMC Chapter 28.85) of which 7,026 square feet is net new square footage.

The project requires an environmental finding pursuant to California Environmental Quality Act Guidelines Section 15183.

**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 or in opposition of the application, and the following exhibits were presented for the record:

1. Staff Report with Attachments, September 29, 2016.
2. Site Plans
3. Correspondence received in opposition to the project or with concerns:
  - a. Marti Milan, City of Goleta

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

- I. Approved the subject application making the following findings and determinations:
  - A. **ENVIRONMENTAL REVIEW (CEQA Guidelines §15183)**
    1. The project qualifies for an exemption from further environmental review under CEQA Guidelines Section 15183, Projects Consistent with a Community Plan or Zoning, based on the CEQA certificate of determination on file for this project.
  - B. **DEVELOPMENT Plan (SBMC §28.85.040)**
    1. The project complies with the Non-residential Growth Management Program Requirements by reconstructing demolished non-residential floor area and focusing vacant land development allocation within the urban network;

2. The project is consistent with the principles of sound community planning because it is consistent with applicable plans and policies that allow light industrial and commercial development in this location and would not adversely affect the character of the neighborhood or regional traffic and would provide eating establishments for Airport Industrial Area employees;
3. The project will not have a significant adverse impact upon the community's aesthetics or character in that the size, bulk, and scale of the development will be compatible with the neighborhood based on the Project Compatibility Analysis criteria found in SBMC Sections 22.22.145 or 22.68.045 as found by the Architectural Board of Review on February 29, 2016; and
4. The proposed development is consistent with the policies of the City of Santa Barbara Traffic Management Strategy (as approved by City Resolution No. 13-010 dated as of March 12, 2013) because Airport area impacts were considered in coordination with the City of Goleta and necessary improvements were incorporated into the project.

II. Said approval is subject to the following conditions:

- A. **Order of Development.** In order to accomplish the proposed development, the following steps shall occur in the order identified:
  1. Obtain all required design review approvals.
  2. Pay Land Development Team Recovery Fee (30% of all planning fees, as calculated by staff) at time of building permit application.
  3. Submit an application for and obtain a Building Permit (BLD) to demolish any structures / improvements and/or perform rough grading. Comply with condition E "Construction Implementation Requirements."
  4. Permits.
    - a. Submit an application for and obtain a Building Permit (BLD) for construction of approved development and complete said development.
    - b. Submit an application for and obtain a Public Works Permit (PBW) for all required public improvements and complete said improvements.

Details on implementation of these steps are provided throughout the conditions of approval.

- B. **Written Agreement.** The Airport Department shall execute a *written instrument*, which shall be prepared by Planning staff, reviewed as to form and content by the City Attorney, Community Development Director and Public Works Director, and shall include the following:
  1. **Approved Development.** The development of the Real Property approved by the Planning Commission on October 6, 2016 is limited to a 50,046 square foot light industrial park composed of 9 buildings including two 4,021 square foot retail buildings on vacant Santa Barbara Airport property and the improvements shown on the plans signed by the

chairperson of the Planning Commission on said date and on file at the City of Santa Barbara.

2. **Uninterrupted Water Flow.** The Airport Department shall allow for the continuation of any historic flow of water onto the Real Property including, but not limited to, swales, natural watercourses, conduits and any access road, as appropriate.
3. **Recreational Vehicle Storage Prohibition.** No recreational vehicles, boats, or trailers shall be stored on the Real Property.
4. **Landscape Plan Compliance.** The Airport Department shall comply with the Landscape Plan approved by the Architectural Board of Review (ABR). Such plan shall not be modified unless prior written approval is obtained from the ABR. The landscaping on the Real Property shall be provided and maintained in accordance with said landscape plan, including any tree protection measures. If said landscaping is removed for any reason without approval by the ABR, the Airport Department is responsible for its immediate replacement.
5. **Storm Water Pollution Control and Drainage Systems Maintenance.** The Airport Department shall maintain the drainage system and storm water pollution control devices in a functioning state and in accordance with the Storm Water BMP Guidance Manual and Operations and Maintenance Procedure Plan approved by the Creeks Division. Should any of the project's surface or subsurface drainage structures or storm water pollution control methods fail to capture, infiltrate, and/or treat water, or result in increased erosion, the Airport Department 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 Airport Department 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 Airport Department 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. **Transportation Demand Management.** The following alternative mode incentives shall be incorporated into the project to reduce traffic impacts caused by the project. The Airport Department shall be responsible for ensuring that all tenants comply with the provisions of the approved Transportation Demand Management (TDM) Plan.
  - a. **TDM Administrator.** The Airport Department shall appoint a TDM Administrator responsible for the alternative mode incentives. The TDM Administrator shall contract with Traffic Solutions or successor agency for training and assistance in administrating their program. (The TDM Administrator shall provide an annual report to the Community Development Director and the Public Works Director illustrating the number of users, describing the marketing techniques and program results, including successes and failures.)
  - b. **Carpool Parking Spaces.** A minimum of 7 preferential parking spaces for carpools shall be designated by "Carpool Permit Parking Only" signs. Carpool permits shall be issued to those employees who arrive at the Real Property with two

- (2) or more persons in the car, four (4) or more times per week, except for part-time employees who are eligible if they carpool every day that they work.
- c. **Shared Vehicle Spaces.** A minimum of one preferential parking space for vehicles shared by the occupants of the project shall be designated.
  - d. **Bus Passes.** The Airport Department and/or tenants shall contact the Metropolitan Transit District (MTD) to purchase bus passes or the equivalent for their employees. These passes shall be provided free of charge to employees who request them for travel to and from work. Notice of the free passes shall be provided to existing employees and new employees when they are hired. A copy of any agreements/correspondence with MTD shall be provided to the Public Works Director prior to issuance of the Certificate of Occupancy for the project.
  - e. **Bus Routes and Schedules Posted.** Notice of MTD bus routes and schedules shall be placed and maintained up-to-date in a central (public) location accessible to employees.
  - f. **Shower and Locker Facilities.** Male and female employee shower and locker facilities shall be provided and maintained as approved by the Public Works Director. The showers shall be available for use before and during work hours. Notice of these facilities shall be provided when employees are hired.
  - g. **Ride-Sharing Program.** Employees shall be made aware of the Ride-Sharing Program or similar successor programs administered by Traffic Solutions or successor agency. The Airport Department and/or all tenants shall have all employees registered semi-annually in the Ride-Sharing Program and shall make every effort to encourage participation in the program.
  - h. **Guaranteed Ride Home.** In the event of an emergency or work requirement that interferes with the normal transportation arrangement of any employee using mass transportation, a carpool, or a vanpool to get to work, the tenants shall provide cab fare, a company car, or other means to guarantee a free ride home.
7. **Recyclable Material Use and Collection for Restaurants.** Restaurant operators shall encourage guests to recycle by using recyclable materials, and providing sufficient and appropriate receptacles, such as recycling containers. Recyclable material (and green waste) collection and pick-up areas shall be provided on-site for the restaurant operations. A minimum of 50 percent of the area devoted to holding trash for the project shall be used for recycling purposes.
  8. **BMP Training.** Training on the implementation of Best Management Practices (BMPs) shall be provided to every employee in order to prevent or reduce the discharge of pollutants to storm water from buildings and ground maintenance. The training shall include using good housekeeping practices, preventive maintenance and spill prevention

and control at outdoor loading/ unloading areas in order to keep debris from entering the storm water collection system.

9. **Common Area Maintenance.** All common/shared areas/improvements shall be kept open, available and maintained in the manner in which it was designed and permitted.
  10. **Areas Available for Parking.** All parking areas and access thereto shall be kept open and available in the manner in which it was designed and permitted.
- C. **Design Review.** The project, including public improvements, is subject to the review and approval of the Architectural Board of Review (ABR). The ABR shall not grant project design approval until the following Planning Commission land use conditions have been satisfied.
1. **Landscape Screening.** Landscaping with low water use plants and/or a solid screen wall or fence shall be provided to buffer the parking area from Hollister Avenue.
  2. **Pedestrian Pathway.** To improve pedestrian friendliness, a separate pedestrian pathway shall be provided from the sidewalk using a different paving material.
  3. **Green Building Techniques Required.** The Airport Department shall design the project to meet Santa Barbara Built Green Three-Star level requirement or equivalent.
  4. **Project Directory.** A project directory (including map and parking directional signs) listing all units on-site shall be indicated on the project plans. This directory shall be lit sufficiently for readability for site visitors and placed in a location or locations acceptable to the Fire Department, shall meet current accessibility requirements, and is subject to Design Review Approval.
  5. **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.  
  
Dumpsters and containers with a capacity of 1.5 cubic yards or more shall not be placed within five (5) feet of combustible walls, openings, or roofs, unless protected with fire sprinklers.
- D. **Requirements Prior to Permit Issuance.** The Airport Department shall submit the following, or evidence of completion of the following, for review and approval by the Department listed below prior to the issuance of any permit for the project. Some of these conditions may be waived for demolition or rough grading permits, at the discretion of the department listed. Please note that these conditions are in addition to the standard submittal requirements for each department.
1. Public Works Department.
    - a. **Approved Public Improvement Plans.** Public Improvement Plans as identified in condition D.1.c "Hollister Avenue and Wallace Becknell Road Public Improvements" shall be submitted to the Public Works Department for review and

approval. Upon acceptance of completed public improvement plans, a Building permit may be issued.

- b. **Can and Will Serve Letters.** Obtain a "can and will serve" letter from Goleta Water District and Goleta Sanitary District.
- c. **Hollister Avenue and Wallace Becknell Road Public Improvements.** The Airport Department shall submit C-1 public improvement or Public Works plans for construction of improvements along the property frontage on Hollister Avenue and Wallace Becknell Road. Plans shall be submitted separately from plans submitted for a Building Permit, and shall be prepared by a licensed civil engineer registered in the State of California. As determined by the Public Works Department, the improvements shall include new and/or remove and replace to City standards, the following: center median improvements, sidewalk, driveway apron modified to meet Title 24 requirements including curb and gutter, asphalt concrete or concrete pavement on aggregate base or crack seal to the centerline of the street along entire subject property frontage and slurry seal a minimum of 20 feet beyond the limits of all trenching, connection to and/or relocation or extension of water and sewer mains and utilities, installation of new residential/commercial fire hydrants, public drainage improvements with supporting drainage calculations and/or hydrology report for installation of drainage pipe or connection to existing City storm drain, supply and install City standard street lights, coordinate with Public Works staff and Edison to retire light standard from existing utility pole, preserve and/or reset survey monuments, protect and relocate existing contractor stamps to parkway, supply and install directional/regulatory traffic control signs per the CA MUTCD during construction, supply and install new street name signs, storm drain stenciling, and provide adequate positive drainage from site. Any work in the public right-of-way requires a Public Works Permit.
- d. **Haul Routes Require Separate Permit.** Apply for a Public Works permit to establish the haul routes for all construction-related trucks with a gross vehicle weight rating of three tons or more entering or exiting the site.
- e. **Construction-Related Truck Trips.** Construction-related truck trips for trucks with a gross vehicle weight rating of three tons or more shall not be scheduled during peak hours (7:00 a.m. to 9:00 a.m. and 4:00 p.m. to 6:00 p.m.) in order to help reduce truck traffic on adjacent streets and roadways.
- f. **Bicycle Parking.** In addition to the general requirements for bicycle parking spaces, 21 bicycle parking spaces shall be provided. Their size and location shall be approved by the Public Works Director.

2. **Community Development Department.**

- a. **Drainage and Water Quality.** The project is required to comply with Tier 3 of the Storm Water BMP Guidance Manual, pursuant to Santa Barbara Municipal Code Chapter 22.87 (treatment, rate and volume). The Airport Department shall submit worksheets from the Storm Water BMP Guidance Manual for Post Construction Practices prepared by a registered civil engineer or licensed architect demonstrating that the new development will comply with the City's Storm Water

BMP Guidance Manual. Project plans for grading, drainage, stormwater facilities and treatment methods, and project development, shall be subject to review and approval by the City Building Division and Public Works Department. Sufficient engineered design and adequate measures shall be employed to ensure that no unpermitted construction-related or long-term effects from increased runoff, erosion and sedimentation, urban water pollutants including, but not limited to trash, hydrocarbons, fertilizers, bacteria, etc., or groundwater pollutants would result from the project.

- b. **Archaeological Monitoring Contract.** Submit a contract with an archaeologist from the most current City Qualified Archaeologists List for monitoring during all ground-disturbing activities associated with the project, including, but not limited to, grading, excavation, trenching vegetation or paving removal and ground clearance in the areas identified in the Phase 1 Archaeological Resources Report prepared for this site by Applied Earthworks. The contract shall be subject to the review and approval of the Environmental Analyst.

The archaeologist's monitoring contract shall include the provisions identified in condition D.2.c "Requirement for Archaeological Resources" below.

- c. **Requirement for Archaeological Resources.** The following information shall be printed on the grading plans:

If archaeological resources are encountered or suspected, work shall be halted or redirected immediately and the Planning Division shall be notified. The archaeologist shall assess the nature, extent, and significance of any discoveries and 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 Planning Division 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 Planning Division grants authorization.

- d. **Contractor and Subcontractor Notification.** The Airport Department shall notify in writing all contractors and subcontractors of the site rules, restrictions, and

Conditions of Approval. Submit a draft copy of the notice to the Planning Division for review and approval.

- e. **Letter of Commitment for Neighborhood Notification Prior to Construction.** The Airport Department shall submit to the Planning Division a letter of commitment to provide the written notice specified in condition E.1 "Neighborhood Notification Prior to Construction" below. The language of the notice and the mailing list shall be reviewed and approved by the Planning Division prior to being distributed. An affidavit signed by the persons who compiled the mailing list shall be submitted to the Planning Division.
- f. **Letter of Commitment for Pre-Construction Conference.** The Airport Department shall submit to the Planning Division a letter of commitment to hold the Pre-Construction Conference identified in condition E.2 "Pre-Construction Conference" prior to disturbing any part of the project site for any reason.
- g. **Design Review Requirements.** Plans shall show all design, landscape and tree protection elements, as approved by the appropriate design review board and as outlined in Section C "Design Review," and all elements/specifications shall be implemented on-site.
- h. **Conditions on Plans/Signatures.** The final Resolution shall be provided on a full size drawing sheet as part of the drawing sets. A statement shall also be placed on the sheet as follows: The undersigned have read and understand the required conditions, and agree to abide by any and all conditions which are their usual and customary responsibility to perform, and which are within their authority to perform.

Signed:

\_\_\_\_\_  
Airport Director Date

\_\_\_\_\_  
Contractor Date License No.

\_\_\_\_\_  
Architect Date License No.

\_\_\_\_\_  
Engineer Date License No.

E. **Construction Implementation Requirements.** All of these construction requirements shall be carried out in the field by the Airport Department and/or Contractor for the duration of the project construction, including demolition and grading.

- 1. **Neighborhood Notification Prior to Construction.** At least twenty (20) days prior to commencement of construction, the contractor shall provide written notice to all property owners, businesses, and residents within 300 feet of the project area. The notice shall contain a description of the project, the construction schedule, including days and hours of construction, the name and phone number of the Contractors, site rules and Conditions of Approval pertaining to construction activities, and any additional information that will

assist Building Inspectors, Police Officers and the public in addressing problems that may arise during construction.

2. **Pre-Construction Conference.** Not less than 10 days or more than 20 days prior to commencement of construction, a conference to review site conditions, construction schedule, construction conditions, shall be held by the General Contractor. The conference shall include representatives from the Public Works Department Engineering and Transportation Divisions, Community Development Department Building and Planning Divisions, the Airport Department, Archaeologist, Architect, Landscape Architect, Geologist, Project Engineer, Contractor and each Subcontractor.
3. **Construction Contact Sign.** Immediately after Building permit issuance, signage shall be posted at the points of entry to the site that list the contractors name, contractors telephone numbers, construction work hours, site rules, and construction-related conditions, to assist Building Inspectors and Police Officers in the enforcement of the conditions of approval. The font size shall be a minimum of 0.5 inches in height. Said sign shall not exceed six feet in height from the ground if it is free-standing or placed on a fence. It shall not exceed 24 square feet if in a multi-family or commercial zone or six square feet if in a single family zone.
4. **Construction Hours.** Construction (including preparation for construction work) shall only be permitted Monday through Friday between the hours of 7:00 a.m. and 5:00 p.m. and Saturdays between the hours of 9:00 a.m. and 4:00 p.m., excluding the following holidays:

New Year's Day	January 1st*
Martin Luther King, Jr. Day	3rd Monday in January
George Washington's Birthday	3rd Monday in February
Cesar E. Chavez Day	March 31
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 City 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 said 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.

5. **Construction Storage/Staging.** Construction vehicle/ equipment/ materials storage and staging shall be done on-site. No parking or storage shall be permitted within the public

right-of-way, unless specifically permitted by the Public Works Director with a Public Works permit.

6. **Construction Parking.** During construction, free parking spaces for construction workers shall be provided on-site or off-site in a location subject to the approval of the Public Works Director.
7. **Air Quality and Dust Control.** The following measures shall be shown on grading and building plans and shall be adhered to throughout grading, hauling, and construction activities:
  - a. During construction, use water trucks or sprinkler systems to keep all areas of vehicle movement damp enough to prevent dust from leaving the site. At a minimum, this should include wetting down such areas in the late morning and after work is completed for the day. Increased watering frequency should be required whenever the wind speed exceeds 15 mph. Reclaimed water should be used whenever possible. However, reclaimed water should not be used in or around crops for human consumption.
  - b. Minimize amount of disturbed area and reduce on site vehicle speeds to 15 miles per hour or less.
  - c. If importation, exportation and stockpiling of fill material is involved, soil stockpiled for more than two days shall be covered, kept moist, or treated with soil binders to prevent dust generation. Trucks transporting fill material to and from the site shall be tarped from the point of origin.
  - d. Gravel pads shall be installed at all access points to prevent tracking of mud onto public roads.
  - e. After clearing, grading, earth moving or excavation is completed, treat the disturbed area by watering, or revegetating, or by spreading soil binders until the area is paved or otherwise developed so that dust generation will not occur.
  - f. The contractor or builder shall designate a person or persons to monitor the dust control program and to order increased watering, as necessary, to prevent transport of dust offsite. Their duties shall include holiday and weekend periods when work may not be in progress. The name and telephone number of such persons shall be provided to the Air Pollution Control District prior to land use clearance for map recordation and land use clearance for finish grading of the structure.
  - g. All portable diesel-powered construction equipment shall be registered with the state's portable equipment registration program OR shall obtain an APCD permit.
  - h. Fleet owners of mobile construction equipment are subject to the California Air Resource Board (CARB) Regulation for In-use Off-road Diesel Vehicles (Title 13 California Code of Regulations, Chapter 9, § 2449), the purpose of which is to reduce diesel particulate matter (PM) and criteria pollutant emissions from in-use (existing) off-road diesel-fueled vehicles. For more information, please refer to the CARB website at [www.arb.ca.gov/msprog/ordiesel/ordiesel.htm](http://www.arb.ca.gov/msprog/ordiesel/ordiesel.htm).

- i. All commercial diesel vehicles are subject to Title 13, § 2485 of the California Code of Regulations, limiting engine idling time. Idling of heavy-duty diesel construction equipment and trucks during loading and unloading shall be limited to five minutes; electric auxiliary power units should be used whenever possible.
  - j. Diesel construction equipment meeting the California Air Resources Board (CARB) Tier 1 emission standards for off-road heavy-duty diesel engines shall be used. Equipment meeting CARB Tier 2 or higher emission standards should be used to the maximum extent feasible.
  - k. Diesel powered equipment should be replaced by electric equipment whenever feasible.
  - l. If feasible, diesel construction equipment shall be equipped with selective catalytic reduction systems, diesel oxidation catalysts and diesel particulate filters as certified and/or verified by EPA or California.
  - m. Catalytic converters shall be installed on gasoline-powered equipment, if feasible.
  - n. All construction equipment shall be maintained in tune per the manufacturer's specifications.
  - o. The engine size of construction equipment shall be the minimum practical size.
  - p. The number of construction equipment operating simultaneously shall be minimized through efficient management practices to ensure that the smallest practical number is operating at any one time. Construction worker trips should be minimized by requiring carpooling and by providing for lunch onsite.
8. **Unanticipated Archaeological Resources Contractor Notification.** Standard discovery measures shall be implemented per the City master Environmental Assessment throughout grading and construction: 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. If such archaeological resources are encountered or suspected, work shall be halted immediately, the City Environmental Analyst shall be notified and the Airport Department shall retain an archaeologist from the most current City Qualified Archaeologists List. 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.

A final report on the results of the archaeological monitoring shall be submitted by the City-approved archaeologist to the Environmental Analyst within 180 days of completion of the monitoring and prior to any certificate of occupancy for the project.

F. **Prior to Certificate of Occupancy.** Prior to issuance of the Certificate of Occupancy, the Airport Department shall complete the following:

1. **Repair Damaged Public Improvements.** Repair any public improvements (curbs, gutters, sidewalks, roadways, etc.) or property damaged by construction subject to the review and approval of the Public Works Department per SBMC §22.60. Where tree roots are the cause of the damage, the roots shall be pruned under the direction of a qualified arborist.
2. **Complete Public Improvements.** Public improvements, as shown in the public improvement plans or building plans, shall be completed.
3. **Archaeological Monitoring Report.** A final report on the results of the archaeological monitoring shall be submitted to the Planning Division within 180 days of completion of the monitoring or prior to the issuance of the Certificate of Occupancy / Final Inspection, whichever is earlier.

G. **General Conditions.**

1. **Prior Conditions.** These conditions are in addition to the conditions identified in Staff Hearing Officer Resolution 018-16.
2. **Compliance with Requirements.** All requirements of the city of Santa Barbara and any other applicable requirements of any law or agency of the State and/or any government entity or District shall be met. This includes, but is not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.), the 1979 Air Quality Attainment Plan, and the California Code of Regulations.
3. **Approval Limitations.**
  - a. The conditions of this approval supersede all conflicting notations, specifications, dimensions, and the like which may be shown on submitted plans.
  - b. All buildings, roadways, parking areas and other features shall be located substantially as shown on the plans approved by the Planning Commission.
  - c. Any deviations from the project description, approved plans or conditions must be reviewed and approved by the City, in accordance with the Planning Commission Guidelines. Deviations may require changes to the permit and/or further

environmental review. Deviations without the above-described approval will constitute a violation of permit approval.

4. **Site Maintenance.** The existing site/structures shall be maintained and secured. Any landscaping shall be watered and maintained until demolition occurs.

**III. NOTICE OF DEVELOPMENT PLAN TIME LIMITS:**

The Planning Commission action approving the Development Plan shall expire four (4) years from the date of approval per Santa Barbara Municipal Code §28.85.090, unless:

1. A building or grading permit for the work authorized by the development plan is issued prior to the expiration date of the approval.
2. The Community Development Director grants an extension of the development plan approval upon finding that the applicant has demonstrated due diligence in implementing and completing the proposed project. The Community Development Director may grant one (1) one-year extension of the development plan approval.

This motion was passed and adopted on the 6th day of October, 2016 by the Planning Commission of the City of Santa Barbara, by the following vote:

AYES: 5 NOES: 0 ABSTAIN: 0 ABSENT: 2 (Jordan, Lodge)

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.

\_\_\_\_\_  
Julie Rodriguez, Planning Commission Secretary

\_\_\_\_\_  
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.**





## City of Santa Barbara Planning Division

### PLANNING COMMISSION MINUTES

October 13, 2016

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

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

#### **I. ROLL CALL**

Chair John P. Campanella, Vice-Chair June Pujo, Commissioners Jay D. Higgins, Mike Jordan, Sheila Lodge, Deborah L. Schwartz, and Addison Thompson.

#### **STAFF PRESENT:**

Beatriz Gularte, Senior Planner  
Danny Kato, Senior Planner  
Susan Reardon, Senior Planner  
Sue Gray, Business Manager  
N. Scott Vincent, Assistant City Attorney  
Kelly Brodison, Assistant Planner  
Liz Stotts, Programs Specialist  
Lt. Lorenzo Duarte, Santa Barbara Police Department  
Julie Rodriguez, Planning Commission Secretary

#### **II. PRELIMINARY MATTERS:**

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

None.

B. Announcements and appeals.

None.

C. Comments from members of the public pertaining to items not on this agenda.

Chair Campanella opened the public hearing at 1:00 P.M. and, with no one wishing to speak, closed the hearing.

III. **STAFF HEARING OFFICER APPEAL:**

**ACTUAL TIME: 1:00 P.M.**

**APPLICATION OF VANGUARD PLANNING, INC., APPLICANT FOR JEWELL FAMILY TRUST 8/11/14, 246 SAN CLEMENTE, APN: 045-152-025, E-3 (ONE-FAMILY RESIDENCE), SD-3 (LOCAL COASTAL) ZONES, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MAX. 5 DU/ACRE) (MST2015-00598)**

This is an appeal of the decision of the Staff Hearing Officer for a requested modification on August 17, 2016. The Staff Hearing Officer denied the requested modification as proposed. The Applicant is appealing the denial.

The proposed project involves a 288 square foot first-floor addition and a 169 square foot second-floor addition to an existing 1,820 square foot two-story single-family residence with an attached 256 square foot one-car garage. The proposal includes removal of a 112 square foot detached shed. The proposed total of 2,558 square feet on a 6,098 square foot lot is 94% of the required maximum floor-to-lot area ratio (FAR). The property is located in the non-appealable jurisdiction of the Coastal Zone and requires coastal review.

The discretionary applications required for this project is a Parking Modification to allow one covered parking spaces to be provided, instead of the two covered parking spaces required. (SBMC §28.90.100 and SBMC §28.92.110)The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15301 and 15305 (Existing Facilities and Minor Alterations in Land Use Limitations).

Contact: Danny Kato, Senior Planner

Email: DKato@SantaBarbaraCA.gov

Phone: (805) 564-5470, extension 2567

Danny Kato, Senior Planner, gave the Staff presentation.

Susan Reardon, Staff Hearing Officer, answered the Commission's questions and recapped her concern for denial of the Parking Modification.

Carolyn Jewell gave the Appellant presentation.

Chair Campanella opened the public hearing at 2:03 P.M.

The following neighbors spoke in support of the project:

1. Laurel Perez
2. Deatrich Seidhl

With no one else wishing to speak, the public hearing was closed at 2:07 P.M.

**MOTION: Higgins/Thompson**

**Assigned Resolution No. 028-16**

Uphold the appeal and approve the Parking Modification, making the finding in the Staff Report dated, October 6, 2016, that the Parking Modification to allow one covered parking space instead of the two covered parking spaces required is consistent with the purpose and intent of Title 28, the Zoning Ordinance, and would not cause an increase in the parking demand in the immediate area, because:

1. The project received the support of the Architectural Board of Review (ABR);
2. The design is compatible with the neighborhood;
3. Other design options would be cause for additional either front or interior setback encroachments;
4. Transportation Staff has found that tandem parking in this instance is potentially unsafe; and
5. The Floor Area Ration (FAR) is less than the maximum.

The motion was amended to correct the design review board from ABR to Single Family Design Board (SFDB).

This motion carried by the following vote:

Ayes: 7 Noes: 0 Abstain: 0 Absent: 0

Chair Campanella announced the ten calendar day appeal period.

Chair Campanella called for a recess at 2:31 P.M. and reconvened the hearing at 2:41 P.M.

#### IV. DISCUSSION ITEM

##### ACTUAL TIME: 2:42 P.M.

##### STATUS REPORT FOR PEOPLE ASSISTING THE HOMELESS (PATH) FORMERLY KNOWN AS CASA ESPERANZA, 816 CACIQUE AND 100 SOUTH QUARANTINA STREETS, APNS 017-240-021, 017-113-035 & 017-113-034, M-1 LIGHT MANUFACTURING, C-2 GENERAL COMMERCE AND S-D-3 COASTAL OVERLAY ZONES, LOCAL COASTAL PLAN DESIGNATION: INDUSTRIAL (MST99-00432)

The purpose of this meeting is for People Assisting the Homeless (PATH), formerly known as Casa Esperanza, to provide its Two-Year Progress Report on the operation of the Emergency Homeless Shelter, located at 816 Cacique Street, as required by Condition II.F of Planning Commission Resolution 008-09.

The Planning Commission will receive the report and hear public comment only. The Planning Commission will not take any action on the approved Conditional Use Permit during this discussion item. For more information on the Planning Commission's purview, please refer to the Staff Report at [www.SantaBarbaraCA.gov/PC](http://www.SantaBarbaraCA.gov/PC).

Contact: Kelly Brodison, Assistant Planner

Email: [KBrodison@SantaBarbaraCA.gov](mailto:KBrodison@SantaBarbaraCA.gov)

Phone: (805) 564-5470, extension 4531

Kelly Brodison, Assistant Planner, gave the Staff presentation.

Jennifer Hark-Dietz, COO, People Assisting the Homeless (PATH), gave the Applicant presentation. She was joined by Alan Bleecker, Vice-Chair, PATH Neighborhood Partnership; and Lt. Lorenzo Duarte, Santa Barbara Police Department.

Chair Campanella opened the public hearing at 3:43 P.M. and with no one wishing to speak, closed the public hearing.

Alan Bleecker, Capital Hardware, was commended on hiring a PATH military veteran and was encouraged to serve as a role-model for other businesses.

Commissioners acknowledged the inspiring evolution of community support that has gone from blaming to problem solving, also noted in the absence of people voicing concerns, and looks forward to the next update in two years

**V. ADMINISTRATIVE AGENDA**

**ACTUAL TIME: 3:45 P.M.**

**A. Committee and Liaison Reports**

**1. Staff Hearing Officer Liaison Report**

Commissioner Jordan reported on the Staff Hearing Officer meetings of September 28, 2016 and October 12, 2016.

**2. Other Committee and Liaison Reports**

- a. Commissioner Lodge reported on a recent Housing Conference and attending the 10<sup>th</sup> Anniversary celebration of El Carrillo, and the formation of a workforce housing group.
- b. Commissioner Higgins reported on the Downtown Parking Committee meeting held earlier in the day.
- c. Commissioner Campanella reported on the Architectural Board of Review (ABR) meeting of October 10, 2016.
- d. Commissioner Lodge reported on the Historic Landmarks Commission (HLC) meeting of October 5, 2016.
- e. Commissioner Jordan reported on the Water Commission meeting of September 15, 2016.

- f. Commissioner Schwartz reported that there will be a public discussion on subsurface desalination intake and potable re-use Wednesday, October 26, 2016, from 9:30 a.m. to noon, in Council Chambers.
- g. Commissioner Campanella reported that the Commission will be meeting October 14, 2016 on Module Three of the New Zoning Ordinance (NZO).
- h. Chair Campanella reported that on October 27, 2016, there will be a joint meeting of the City Council and Planning Commission in the David Gebhard Public Meeting Room at 630 Garden Street.
- i. Chair Campanella reported that the next regular meeting of the Planning Commission will be on November 3, 2016.

**VI. ADJOURNMENT**

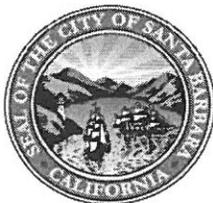
Chair Campanella adjourned the meeting at 4:06 P.M.

Submitted by,

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Julie Rodriguez, Planning Commission Secretary





# City of Santa Barbara California

## CITY OF SANTA BARBARA PLANNING COMMISSION

**RESOLUTION NO. 028-16**  
**246 SAN CLEMENTE**  
**STAFF HEARING OFFICER APPEAL**  
**OCTOBER 13, 2016**

**APPLICATION OF VANGUARD PLANNING, INC., APPLICANT FOR JEWELL FAMILY TRUST 8/11/14, 246 SAN CLEMENTE, APN: 045-152-025, E-3 (ONE-FAMILY RESIDENCE), SD-3 (LOCAL COASTAL) ZONES, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MAX. 5 DU/ACRE) (MST2015-00598)**

This was an appeal of the decision of the Staff Hearing Officer for a requested modification on August 17, 2016. The Staff Hearing Officer denied the requested modification as proposed. The Applicant is appealing the denial.

The proposed project involves a 288 square foot first-floor addition and a 169 square foot second-floor addition to an existing 1,820 square foot two-story single-family residence with an attached 256 square foot one-car garage. The proposal includes removal of a 112 square foot detached shed. The proposed total of 2,558 square feet on a 6,098 square foot lot is 94% of the required maximum floor-to-lot area ratio (FAR). The property is located in the non-appealable jurisdiction of the Coastal Zone and requires coastal review.

The discretionary applications required for this project is a Parking Modification to allow one covered parking spaces to be provided, instead of the two covered parking spaces required. (SBMC §28.90.100 and SBMC §28.92.110) The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15301 and 15305 (Existing Facilities and Minor Alterations in Land Use Limitations).

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

**WHEREAS**, 2 people appeared to speak in favor of the appeal, and no one appeared to speak in opposition thereto, and the following exhibits were presented for the record:

1. Staff Report with Attachments, October 6, 2016.
2. Site Plans

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

- I. Uphold the appeal and approve the Parking Modification, making the finding in the Staff Report dated, October 6, 2016, that the Parking Modification to allow one covered parking space instead of the two covered parking spaces required is consistent with the Title 28 purpose and intent of the Zoning Ordinance, and would not cause an increase in the parking demand in the immediate area, because:
  1. The project received the support of the Single Family Design Board (SFDB); and
  2. The design is compatible with the neighborhood, and
  3. Other design options would be cause for additional either front or interior setback encroachments.
  4. Transportation Staff has found that tandem parking in this instance is potentially unsafe, and
  5. The Floor Area Ration (FAR) is less than the maximum.

This motion was passed and adopted on the 13th day of October, 2016 by the Planning Commission of the City of Santa Barbara, by the following vote:

AYES: 7 NOES: 0 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.

\_\_\_\_\_  
Julie Rodriguez, Planning Commission Secretary

\_\_\_\_\_  
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.**

DRAFT revised 11/3/16.



## City of Santa Barbara Planning Division

### PLANNING COMMISSION MINUTES

OCTOBER 14, 2016

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

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

#### **I. ROLL CALL**

Chair John P. Campanella, Commissioners Jay D. Higgins, Mike Jordan, Sheila Lodge, Deborah L. Schwartz, and Addison Thompson.

Absent: Commissioner June Pujo

#### **STAFF PRESENT:**

Beatriz Gularte, Senior Planner  
 Danny Kato, Senior Planner  
 N. Scott Vincent, Assistant City Attorney  
 Dan Gullett, Supervising Transportation Planner  
 Marck Aguilar, Project Planner  
 Marisela Salinas, Project Planner  
 Brenda Beltz, Associate Planner  
 Julie Rodriguez, Planning Commission Secretary

#### **II. PRELIMINARY MATTERS:**

A. Comments from members of the public pertaining to items not on this agenda.

Chair Campanella opened the public hearing at 1:01 P.M. and, with no one wishing to speak, closed the hearing.

#### **III. WORKSHOP:**

**ACTUAL TIME: 1:02 P.M.**

#### **COMMUNITY/PLANNING COMMISSION WORKSHOP FOR NEW ZONING ORDINANCE EFFORT**

The purpose of the workshop is to present and receive Planning Commission and public input on the **Module 3: Administration, Parking, and Temporary Uses**. Prior to the 1:00 P.M. Planning Commission meeting, an informal open house was held from 10:00A.M. to 12:00 P.M. where the community could view material and ask questions of planners and consultant.

Contact: Marck Aguilar, Project Planner  
Email: MAguilar@SantaBarbaraCA.gov

Phone: (805) 564-5399

A joint presentation was given by Marck Aguilar, Project Planner, Danny Kato, Senior Planner, and Martha Miller, Consultant.

Marck Aguilar noted that additional comments had been received from Amy Taylor; Alec Bruce, President, Santa Barbara Association of Realtors; Joe Rution; and Carolle Van Sande.

Chair Campanella opened the public hearing at 1:11 P.M. for general comments on the New Zoning Ordinance (NZO). The following people provided public comment:

1. Cameron Gray, Community Environmental Council, appreciated the NZO committee's efforts and lauded the committee and Commission's support of solar standards to commercial zones when they can create shade over residential areas. CEC is concerned that opportunities are missing to implement key policies and recommendations for sustainability that were laid out in the General Plan Update and the Climate Action Plan. It is important that the new NZO support smart development today to meet the goals of tomorrow, especially with the recent legislation of SB 32 that has created more stringent targets. The City needs to be looking at sustainability and climate smart ordinance amendments, perhaps folding them into the Climate Action Plan so that Santa Barbara is positioned as a State and National sustainability leader.
2. Trish Allen, of Suzanne Elledge Permit Processing Services, encouraged decision makers to consider this opportunity to fold Local Coastal Plan updates into this effort. She asked that the City continue to treat the Funk Zone as special business district, perhaps with its own set of design criteria. Consider expansion of a parking zone benefit in the Funk Zone. The direction of the NZO efforts is very welcome in simplifying the code in being able to go to one place and see all that is needed. Support was offered for boundary Option 2 in the Central Business District. In the area of non-conforming parking, she supports removal of the 50% rule and not have additional regulations. We have the Floor Area Ratio (FAR), and we have the Single Family Design Board (SFDB) that do an excellent job of reviewing expansions. She supports Option 2 (one parking space for 250 square feet of floor area) for Food Service Uses. It provides the most flexibility to promote adaptive reusability.
3. Fred Sweeny, Single Family Design Board Chair (SFDB), requested improved communication between boards. SFDB missed the Module 2 workshop and learned of the Module 3 workshop the day. One of the challenges of SFDB is limited purview, and that they do not have sufficient tools to deal with many issues, primarily zoning, that leave the average citizen frequently aggravated. He would like the 50% rule go away. There are already enough issues with the FAR in a geographically challenged portion of the city with regard to the zoning code. A third or more of the city is at a steep slope while the zoning code is a two dimensional issue. When applied to areas such as the Riviera, or the bluffs by the ocean, it presents huge challenges in terms of

FAR, size, bulk, and scale as it relates to putting individual residences on property. SFDB would like to see accessory buildings remain as is and not combined. He requested that staff visit the SFDB to observe the challenges that SFDB is facing at almost every meeting and the issues faced with approving and not approving projects. The biggest challenge that SFDB faces is second floors. They cannot deny a second floor, yet have to address neighbors that want to keep single-story neighborhoods.

Dan Kato, Senior Planner, stated that NZO staff will be visiting the three Design Review bodies before the year is over.

4. Shelby Messer, On-Design Architects, thanked staff for making the code easier. The changing needs of the hotel industry are not being addressed by the NZO. Websites like Air BNB and VRBO have created a preference by people for wanting to stay at extended stay or vacation rental type units with cooking facilities. The current ordinance states that any hotel room designed with a cooking facility is subject to the lot area requirements per the R-4 zone. As far as today's parking discussion, they are also subject to multiple family parking requirements. This causes a lot of restrictions on hotel size that can be developed or the number of units that can be proposed when having to meet those two criteria. As NZO continues to be refined, she asks that staff look at that section of the code and possibly revise it to allow hotel units to be designed with some type of cooking facility and not be subject to the residential density or the multiple family parking standards, just as a hotel not proposing cooking facilities would be. This would allow for new hotels to be constructed and meet the needs of vacation renters coming to Santa Barbara.

With no one else wishing to speak, the public hearing was closed at 1:23 P.M.

**CENTRAL BUSINESS DISTRICT:**

Staff presented three options for discussion:

- Option 1: Extend the Central Business District (CBD) to Garden Street, then south to Gutierrez Street
- Option 2: Extend the CBD to Garden Street, then south to Gutierrez Street, and include CM parcels south of Gutierrez
- Option 3: Retain the CBD boundary along Santa Barbara Street

**MOTION: Higgins/Schwartz**

Support Staff's recommendation of Option 2: Extend the Central Business District boundary to Garden Street then south to Gutierrez Street and include CM parcels south of Gutierrez.

This motion carried by the following vote:

Ayes: 5 Noes: 1 (Lodge) Abstain: 0 Absent: 1 (Pujo)

### **ACCESSORY BUILDINGS AND GARAGES**

Staff presented proposed changes to expand the square footage for accessory buildings and garages so that they are more in scale with parcel sizes.

Mr. Sweeny expanded on what the SFDB has been finding during design reviews of proposed projects and why they do not recommend expanding size. As opposed to being on flat land, many of our homes are on inclines. Many of the Mesa ocean bluff homes have wanted to expand. Part of the challenge of the FAR and the size of the homes is that it can be applied to the total square footage of the legal lot, but if the home is on the bluffs one to two-thirds of the site cannot be built on because of topography and coastal restrictions. This results in very large homes being built on the street side with accessory buildings. Most people who build these homes want large accessory buildings to store vehicles, such as for auto collections. He sees that 500 square feet of livable space can quickly be turned into dwelling units. 1,750 square feet in many communities is a normal living space. Part of SFDB's challenge is addressing agitated neighbors that can clearly see what is going on with an application and do not want to hear that there is not a problem, and an applicant that has to hear that they cannot do it. It is a challenge for SFDB because they are limited to the use of the FAR, and in cases with a geographically challenged site, the FAR does not work.

### **MOTION: Higgins/Jordan**

Support staff's recommendation of allowing proposed additional square footage to be used as garage or accessory building, whatever is desired by the Applicant, as long as required parking is provided.

This motion carried by the following vote:

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

### **PARKING**

#### **FOOD SERVICE PARKING:**

Staff presented the issue of evolving food service uses and the challenge to staff in determining whether the venue should be categorized as a sit-down or fast food restaurant; whether a proposed business should be categorized as retail food sales or restaurant; and the plausibility of the number of seats. Staff presented two options for a parking requirement for food service uses:

Option 1: 1 space per 100 square feet

Option 2: 1 space per 250 square feet

Dan Gullett, Supervising Transportation Planner, stated that it has been the general policy to require parking demand for new development to be met off-street and that Transportation staff believes that practice should continue. Transportation staff therefore does not support Option 2: 1 space per 250 square feet of floor area. Option 2 would only affect commercial districts outside of the Central Business District, such as Coast Village Road, Milpas Street, Haley Street, the Funk Zone, the Mesa, San Andres Street, Upper State, and Upper De la Vina Street. Those areas interface with multi-family residential and other uses and there would not be ample street parking to absorb the additional parking demand burden resulting from the proposed reduction in parking for food service uses in Option 2. The only precedent of a policy where the City accepted less parking than demand was with City Council's approval of the Average Unit-Size Density (AUD) program where known that AUD did not provide for the parking demand of multi-family residential and City Council accepted the added burden of on-street parking from those units to help incentivize the program. Option 2 would place an additional burden in the some of the same neighborhoods that AUD is allowed, which Transportation staff thinks is inappropriate.

Commissioner Schwartz stated that we need to continue to evolve our transportation models to not assume the kind of individual automobile trips and parking needs as we have, especially as our demographics change in the City.

Commissioner Lodge is in favor of the 1/100 option because the Institute of Transportation Engineers (ITE) as a demand as more than 1/100. She cannot support 1/250. Businesses within the city that do not have adequate parking lose business to competition in neighboring areas that do.

Commissioner Jordan is in favor of 1/100 as a method to protect on-street parking, but also to address the negative consequence to businesses with off-street parking.

Chair Campanella opened public comment at 2:50 p.m. The following people spoke:

1. Kevin Moor lives downtown and is an architect. His firm has designed a lot of restaurants. He supports moving the part of the zoning ordinance that addresses parking. He does not support going to a 1/100 ratio. Restaurants are typically 2,000-4,000 square feet in size, which [between 1/100 and 1/250] is a huge difference in number of parking spaces. In addition to those being discussed, of the seven restaurants that he has designed over the past two years, three are remodels, and four are brand new conversions from retail or other use to restaurant. There are increasing demands from the county health department requirements and accessibility requirements that take away from square footage that would typically be seating area and becomes back of house area for storage or larger restrooms, etc. This is another impact to parking space loss.
2. Joe Caraza, property manager, converted two buildings that were retail space into bar and restaurant space. The difficulties in the funk zone not only include meeting the parking requirements but meeting use requirements. It might be desired to protect our industrial history, but the economics of our city do not make industrial use existent in

that neighborhood anymore. If an industrial tenant is found, it could not be put into a building because industrial zone is overlapped by the Ocean-Oriented Commercial (OC) Zone that makes it prohibitive to have industrial in the OC zone. What is wanted in that neighborhood and what is succeeding is restaurants and bars. He is not sure how you would balance a 1/250 in an area that has residential neighborhoods that might be impacted. It does not appear that it has been a problem in the Funk Zone. People are making use of Uber. There is a lot of square footage in a restaurant that is not seating.

3. Debbie Corral, owns property in the Funk Zone. She concurred that younger people use Uber. She does not support having a restriction of 1/100. Sonos said their employees would ride bikes, bus, or park offsite, but this has not been true. There are now offices where warehouses used to be. She does not know what will happen to off-street parking when La Entrada comes. For now, Uber is working and parking is not as impacted as people think it is.
4. Denise Adams, thanked the Commission, for all that has been done, and for sharing the big picture of all the new additional units and the impact on the neighborhoods. Appreciates the comment on the abuse of the surrounding areas and the burden on public streets and wondered about public safety and bike lanes. She lives by the Milpas corridor, which is heavily impacted, and with new units will be even worse. There are concerns from residents that are trying to improve their properties while parking is at a standstill. There are streets where cars cannot pass each other, such as Guitierrez Street from Alameda Padre Serra to Canada Street. She is concerned with public safety for seniors and children going between schools in the area. She questioned why City Council is “ghettoizing our neighborhood.” Asked if there is any consideration for a city municipal lot if we are going to continue to bring in businesses. Neighborhoods will gladly support 1/100 spaces because we have ample provisions for grandfathering, modifications, and capable staff. She especially wanted to acknowledge Commissioners Lodge and Jordan and asked that the Commission please consider safety.

Chair Campanella closed the hearing at 3:01 P.M.

**MOTION: Higgins/Schwartz**

Support Option 2: use retail parking requirement (1/250) for all food service uses making the parking ratio for all food service uses the same and eliminate the “per seat” option.

Commissioner Higgins supports the ‘one size fits all’ approach. Would like staff to study restaurant use demands/parking demands. He would not want to create more non-conformities than we need.

Commissioner Thompson supports the flexibility provided by 1/250, but also would like to see something crafted to protect food services when we have changes in lease properties, so as not to trigger new parking requirements. He cannot support the 1/250.

Chair Campanella was initially supportive of the 1/250, but would now like to see something crafted between 1/100 and 1/250.

This motion failed by the following vote:

Ayes: 2 Noes: 4 (Thompson Lodge, Campanella, Jordan) Abstain: 0 Absent: 1 (Pujo)

**MOTION: Lodge/Jordan**

Support Option 1: use current fast food parking requirement (1/100) for all food service uses.

Chair Campanella could not support a 'one size fits all' approach.

This motion failed by the following vote:

Ayes: 3 Noes: 3 (Thompson, Higgins, Campanella) Abstain: 0 Absent: 1 (Pujo)

**MOTION: Higgins/Thompson**

Direct Staff to come back with changes to the non-conforming sections of the code with regard to restaurant and retail uses and provide maximum flexibility in the event that non-conforming uses are changing hands.

Jordan would like to see studies included in the motion. The motion was amended to include studies on restaurant demand.

This motion carried by the following vote:

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

**CHANGE OF USE:**

Staff proposed the elimination of nonconforming credit to preserve industrial uses.

**MOTION: Thompson/Jordan**

Support's Staff's recommendation for proposed approach to parking requirements for a change of use.

This motion carried by the following vote:

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

**NONCONFORMING PARKING – LIMIT ON ADDITIONS:**

Staff presented two recommendations for discussion addressing nonconforming parking:

Option 1: Remove the limit on additions, known as "the 50% rule."

Option 2: Instead of 50%, allow expansions of up to 80% of the FAR or other maximum overall size.

Mr. Sweeney was asked by the Commission to comment on situations seen by the Single Family Design Board. Mr. Sweeney stated that SFDB is challenged by lots where a large portion of the lot is not buildable. Then you are squeezing the whole FAR function, even

though the applicant can take advantage of the whole square footage, into a small footprint. He referenced homes on the Mesa that were build circa 1950's and are on very small lots. When the applicant wants to build on the lot, it is generally a two-story home, but only has a one-car garage. The challenge is that throws more cars on the street. Even if you provide the two-car garage, most garages are used for storage and again, more cars are parked on the narrow streets. The challenge and physicality of providing two parking spaces on the lot is impractical.

Dan Gullett talked about the base level of parking demand that is not being met onsite and results in being parked on streets. Residential lots are constrained and at some point parking cannot be added. The community has accepted adding one space on the street. While there are some neighborhoods that have parking problems, there are neighborhoods that have plenty of single-family parking available. The community character of some neighborhoods is single car garages.

**MOTION: Higgins/Thompson**

Support Option 1: Remove limit on additions (50% rule) up to the maximum FAR.

This motion carried by the following vote:

Ayes: 5 Noes: 1 (Lodge) Abstain: 0 Absent: 1 (Pujo)

Commissioner Lodge supports 80% FAR as preferable.

**EATING AND DRINKING ESTABLISHMENTS – OUTDOOR SEATING:**

Staff proposed to codify the existing policy, not currently addressed in the Zoning Ordinance, to require parking at the same rate as a restaurant when the outdoor seating area exceeds 50% of the indoor seating area.

**MOTION: Thompson/Jordan**

Support codification of the existing policy for outdoor seating parking requirements.

Commissioner Higgins cannot support 50% for what is a narrow time of year and stated the number is too large to park. He stated that the number should be larger but does not know what the demand is for an outdoor patio

Ayes: 5 Noes: 1 (Higgins) Abstain: 0 Absent: 1 (Pujo)

Commissioner Higgins asked that Staff look into the Hotel parking requirements that were commented on by Shelby Messer.

**MOTION: Jordan/Thompson**

Support Staff's proposed parking provisions, as listed in the Staff Report dated, October 6, 2016.

Chair Campanella supports car sharing but would like further study on what the substitution would be and asked that the motion be amended to include up to 5%.

The makers of the motion accepted the amendment.

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

Chair Campanella called for a recess at 4:24 P.M. and reconvened the meeting at 4:38 P.M. Assistant City Attorney Scott Vincent did not return to the meeting.

### **OPEN YARD**

Staff discussed Open Yard in Module 2, proposing to change the manner in which it is applied. Instead of being zone based, it would instead be based on use. In response to the Planning Commission's concerns over potential changes to the Average Unit-size Density Incentive Program (AUD), and acknowledging that since a larger community discussion about AUD has begun, staff affirmed that NZO would not proposed any changes to AUD Open Yard at this time.

### **MOTION: Campanella/Schwartz**

Support the NZO approach (as shown in table) for open yard, without reference to AUD.

Staff requested that the questions posed to the Planning Commission be withdrawn from further discussion and move forward with Staff's recommendation as described on page 21 of the Staff Report, dated October 6, 2016.

The Motion was withdrawn from consideration.

Commissioner Schwartz left the meeting at 5:20 p.m. and did not return.

### **NONCONFORMING OPEN YARD:**

Presently, minor additions that do not affect open yard are allowed through the Modification process. Staff proposed allowing the Community Development Director to designate an area as the Nonconforming Open Yard and approve limited additions and alterations without the need for a Modification.

### **MOTION: Thompson/Jordan**

Support the proposed nonconforming open yard provisions.

Ayes: 5 Noes: 0 Abstain: 0 Absent: 2 (Pujo, Schwartz)

### **ADMINISTRATION**

Staff reviewed all Administrative Procedures and worked at consolidating administrative procedures into one place, and eliminate redundancy.

Commissioners Thompson and Higgins questioned why Planning Authorities were solely Title 28 when they involve the review boards whose purview is in Title 22. Staff provided clarification on the cross references included to Title 22.

Commissioner Thompson questioned the differences between variances and modifications and asked if they could be consolidated instead of having both. Martha Miller said that they are separate because they require separate findings. Both are avenues for requiring relief to the requirements, but there is only a certain time when a variance can be granted. Mr. Kato added that a modification is like a mini-variance and is very limited. A variance has a broader range.

Commissioner Higgins requested a copy be made available that would show the red-line changes.

**MOTION: Campanella/Higgins**

Support the formatting, organization, and text of the Administrative Procedures.

Ayes: 5 Noes: 0 Abstain: 0 Absent: 2 (Pujo, Schwartz)

**MINOR ZONING EXCEPTIONS:**

Staff has worked with the Santa Barbara Association of Realtors and the Planning Commission to come up with Minor Zoning Exceptions (MZE's) that have emerged to address discrepancies and errors in Zoning Information Reports (ZIR's). Staff has proposed retaining Minor "left-over" MZE items in the ZIR Chapter as Exceptions.

**MOTION: Lodge/Thompson**

Support proposed approach to addressing errors in ZIR's.

Ayes: 5 Noes: 0 Abstain: 0 Absent: 2 (Pujo, Schwartz)

**RULES OF MEASUREMENT AND DEFINITIONS**

Staff reviewed the present Rules of Measurement and Definitions. Staff has updated to include modern terminology, graphics, and consolidation and consistency.

Commissioner Thompson asked if the purpose for setbacks could be included with definitions.

**MOTION: Lodge/Campanella**

Support the Rules of Measurement and Definitions

Ayes: 5 Noes: 0 Abstain: 0 Absent: 2 (Pujo, Schwartz)

**TEMPORARY USES**

Staff recognized that certain temporary uses benefit the community and should be allowed, provided that short-term negative effects are minimized. Temporary Uses were divided into four categories: 1. Exempt; 2. Subject to Zoning Clearance; 3. Subject to a Performance Standards Permit; and 4. Subject to a Conditional Use Permit.

Staff explained the difference between temporary and permanent uses. Mr. Kato explained that mobile food vendors could only serve for 90 days in a 12 month period on private property as a temporary use. If a vendor needed longer than a temporary use permit then a performance standard permit could be requested.

**MOTION: Lodge/Higgins**

Support the proposed provisions for temporary uses.

Ayes: 4 Noes: 1(Jordan) Abstain: 0 Absent: 2 (Pujo, Schwartz)

For all the time that Commissioner Jordan has spent on the looking at mobile food vendors, he is sensitive to the Eastside and Westside mobile food vendors who have economic necessity and are part of the cultural fabric in those areas of town. They are located in spaces where parking is allowed, but not in a circumstance to meet the approval tiers presented and he finds that unfortunate. Staff will revisit the setback criteria.

**NEXT STEPS**

Staff and the consultant will dovetail all three Modules together and review for correctness, as well as follow up on all new issues that have surfaced. A comprehensive draft ordinance will be released in January 2017, to be followed with Planning Commission meetings and open houses. Final adoption by City Council is targeted for June 2017.

The Commission expressed appreciation for the work done by Staff and looks forward to the draft ordinance.

**IV. ADJOURNMENT**

Chair Campanella adjourned the meeting at 5:58 P.M.

Submitted by,

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Julie Rodriguez, Planning Commission Secretary