



# City of Santa Barbara

## Planning Division

### PLANNING COMMISSION MINUTES

October 4, 2012

#### CALL TO ORDER:

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

#### I. ROLL CALL

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

**Absent: Commissioners Bartlett and Larson**

#### STAFF PRESENT:

Paul Casey, Community Development Director  
Danny Kato, Senior Planner  
Sue Gray, Business Manager  
N. Scott Vincent, Assistant City Attorney  
Allison DeBusk, Project Planner  
Kelly Brodison, Assistant Planner  
Suzanne Riegel, Assistant Planner  
Dave Whitham, Santa Barbara Police Captain  
Ed Olsen, Santa Barbara Police Sergeant  
Julie Rodriguez, Planning Commission Secretary

#### II. PRELIMINARY MATTERS:

A. Action on the review of the following Draft Minutes and Resolutions:

1. Draft Minutes of September 20, 2012
2. PC Resolution 013-12  
Recommendation to City Council for Extension of Zoning Ordinance  
Amendment

#### MOTION: Jordan/Schwartz

Approve the minutes and resolutions as corrected.

This motion carried by the following vote:

Ayes: 5 Noes: 0 Abstain: 1 (Thompson) Absent: 2 (Bartlett, Larson)

- B. Requests for continuances, withdrawals, postponements, or addition of ex-agenda items.  
None.
- C. Announcements and appeals.  
None.
- D. Comments from members of the public pertaining to items not on this agenda.  
Chair Lodge opened the public hearing at 1:01 P.M. and, with no one wishing to speak, closed the hearing.

**III. DISCUSSION ITEM**

**ACTUAL TIME: 1:01 P.M.**

**STATUS UPDATE OF CONDITIONAL USE PERMIT FOR CASA ESPERANZA, PROPERTY OWNER, 816 CACIQUE AND 110 SOUTH QUARANTINA STREETS, APNS 017-240-021, 017-113-035 & 017-113-034, M-1 LIGHT MANUFACTURING/ C-2 GENERAL COMMERCE/ SD-3 COASTAL OVERLAY ZONES, GENERAL PLAN DESIGNATION: INDUSTRIAL (MST99-00432)**

The purpose of this meeting is for Casa Esperanza to provide its Two-Year Progress Report on its operation of the Emergency Homeless Shelter and Day Center, located at 816 Cacique Street, as required by Condition II.F of Planning Commission Resolution No. 008-09.

**Chair Lodge emphasized that no formal action on the project would be taken during this discussion item, and that Casa Esperanza was found to be in compliance of their Conditional Use Permit.**

Case Planner: Kelly Brodison, Assistant Planner  
Email: KBrodison@SantaBarbaraCA.go

Phone: 805-564-5470, ext. 4531

Kelly Brodison, Assistant Planner, gave the Staff presentation, joined by Sue Gray, Business Manager; and Captain David Whitham, Santa Barbara Police Department. Sergeant Ed Olsen, Santa Barbara Police Department, was also available to respond to the Commission's questions.

Mark Asman, Board Chair; Mike Foley, Executive Director; and Dave Tabor, Consultant, gave the Casa Esperanza presentation. Imelda Loza, Associate Executive Director, also made herself available to answer any questions.

Julianna Reichard, Milpas Action Task Force (MATF) Chair, provided an update on the challenges MATF has faced in working with Casa Esperanza and the Conditional Use Permit (CUP).

Paul Casey, Assistant City Administrator/Community Development Director, reported to the Commission that he is working with Casa Esperanza and the Milpas Community Association on establishing a more effective MATF, with each entity having made a commitment to improve working relations to address CUP goals. He also acknowledged that his letter regarding Casa Esperanza's CUP compliance was solely meant to address CUP compliance, and not intended to have addressed all neighborhood issues.

Alan Bleecker, Chairman, Milpas Community Association (MCA); gave a presentation on current neighborhood conditions around Casa Esperanza.

Chair Lodge called a recess at 3:32 p.m. and resumed the meeting at 3:44 p.m.

Chair Lodge opened the public hearing at 3:44 P.M.

The following people provided public comment in support of Casa Esperanza:

1. Molly Kellogg, Casa Esperanza Volunteer
2. Diane Eardley, Casa Esperanza Volunteer
3. Linda Likert, on behalf of Ken Jewesson, Casa Esperanza Volunteer
4. Rob Pearson, Casa Esperanza Board Member
5. Jeff Shaffer, Common Ground
6. Dave Hopkins, South Coast Homeless Advisory Committee
7. Reverend Doug Miller, Santa Barbara Clergy Association
8. Tony Welch
9. Marcos Oliveros, Salvation Army
10. Robert Burke
11. Emily Allan, Legal Aid Foundation
12. Jessielee Coley, Common Ground
13. Raymond Wang, Casa Esperanza client

The following people provided public comment with concerns regarding Casa Esperanza:

1. Jed Hendrickson, Milpas business owner, would like to see stronger conditions asked of Casa Esperanza and greater enforcement of the CUP.
2. Bruce Reichart, Hamburger Habit owner and MCA member, feels that security remains an unresolved issue and would like to see the city provide more security in the Milpas neighborhood.
3. Sebastian Aldana, MCA, reported that satellite feeding that was promised failed due to poor management and supervision by Casa Esperanza and the Community Kitchen.
4. John Dixon, Tri-County Produce, MCA, and Casa Esperanza Board Member, would like to see City step up and provide the resources for peaceful coexistence between Casa Esperanza and the neighborhood.
5. Sharone Byrne submitted a letter on behalf of Beatriz Molina with concerns regarding the Jail Discharge Program at Casa Esperanza.

6. Monte Fraker, McDonalds of Santa Barbara, reported that McDonalds' staff was always able to manage security until the opening of Casa Esperanza, which brought neighborhood changes and the need to hire security for its clients and employees.
7. Ludvin Ramirez, McDonalds of Santa Barbara, reported a confrontation incident by a homeless person on the business property.
8. Isai Perez, McDonalds of Santa Barbara, works security six days a week and reported a recent incident that left him with six stitches by his eye when confronted by a homeless person.
9. Miriam Leon, McDonalds of Santa Barbara, reported being spit upon by a homeless person using the McDonalds bathroom. She is afraid of the increasing need for security in the area.
10. David Peterson, Owner, McDonalds of Santa Barbara, is very concerned with safety in the area, especially for his employees and customers.

With no one else wishing to speak, the public hearing was closed at 4:27 P.M.

The Planning Commission shared consensus in acknowledging the complexities in addressing homelessness and recognizing the concerns voiced by the neighborhood, yet is not authorized to change conditions of the CUP. The review by the Community Development Director found Casa Esperanza to be in conformance with the CUP.

Many Commissioners felt that Casa Esperanza needed to put as much effort into being a good neighbor, as it does in its contributions to the homeless community. The Commission was disappointed that the CUP created a task force with a lot of responsibility, but no authority or resource to succeed but was hopeful that John Jostes, an independent mediator, hired by the City to work with MATF and Casa Esperanza, could find common ground to improve neighborhood relations.

Chair Lodge acknowledged letters received by David Fortson; Rolf Greyling; Bruce Giffin; Jed Hendrickson; Mike Dig; and Gene Ganz. Letters were also submitted by Nancy McCradie, and Kathleen Baushke.

**ACTUAL TIME: 5:07 P.M.**

**APPLICATION OF JIM ZIMMERMAN, ARCHITECT, FOR CHAD YONKER,  
1607 SHORELINE DRIVE, APN 045-173-042, E-3 ONE FAMILY  
RESIDENTIAL/SD-3 COASTAL OVERLAY ZONES, GENERAL PLAN  
DESIGNATION: LOW DENSITY RESIDENTIAL (MST2010-00193)**

The 20,006 square-foot site is currently developed with a 2,501 square foot residence with an attached two-car garage. The proposed project involves the demolition of 288 square feet of the existing residence, and construction of a 1,230 square foot, two-story addition. The proposal also includes site improvements including installation of a safety fence, as-built installation of a fountain, as-built installation of buffalo grass, installation of drainage improvements and the removal of an unpermitted improvements seaward of 75-year, seacliff retreat line, including a wall, hardscape, and fence.

The discretionary application required for this project is a Coastal Development Permit (CDP2011-00009) to allow the proposed development in the Appealable Jurisdiction of the City's Coastal Zone (SBMC §28.45.009).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15301.

Case Planner: Suzanne Riegle, Assistant Planner  
Email: SRiegle@SantaBarbaraCA.gov

Phone: 805-564-5470, ext. 2687

Suzanne Riegle, Assistant Planner, gave the Staff presentation.

Jim Zimmerman, Architect, gave the Applicant presentation.

Grace Dodson, neighbor, was concerned with the supervision of the project, since a prior project at the same site contributed heavy erosion to the bluff.

Chair Lodge acknowledged letters received from the Dodson's and Paula Westbury.

**MOTION: Jordan/Thompson**

**Assigned Resolution No. 014-12**

Approved the project, making the findings for the Coastal Development Permit, as outlined in the Staff Report, dated September 27, 2012, subject to the revised Conditions of Approval distributed to the Commission on October 4, 2012, with the added revision to include that permits for storage and staging of construction material within the right-of-way shall not be issued in conflict with events such as "Night Moves" that limit parking.

This motion carried by the following vote:

Ayes: 5 Noes: 0 Abstain: 0 Absent: 2 (Bartlett, Larson)

Chair Lodge announced the ten calendar day appeal period.

**IV. ADMINISTRATIVE AGENDA**

**ACTUAL TIME: 5:25 P.M.**

**E. Committee and Liaison Reports.**

**1. Staff Hearing Officer Liaison Report**

Commissioner Lodge reported on the Staff Hearing Officer meeting held on October 3, 2012.

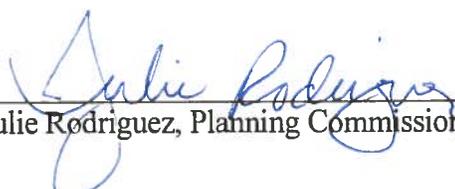
2. Other Committee and Liaison Reports

- a. Commissioner Lodge reported on the Harbor Commission meeting of September 20, 2012.
- b. Commissioner Lodge reported that it was First Thursday and encouraged all to enjoy the many free events.

V. **ADJOURNMENT**

Chair Lodge adjourned the meeting at 5:29 P.M.

Submitted by,

  
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Julie Rodriguez, Planning Commission Secretary