



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.

Contact: Kelly Brodison, Assistant Planner

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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 10th 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,



Julie Rodriguez, Planning Commission Secretary

