



**City of Santa Barbara**  
**PLANNING COMMISSION**  
**FINISHED AGENDA**  
**NOVEMBER 16, 2017**

1:00 P.M.  
City Hall, Council Chambers  
735 Anacapa Street  
[SantaBarbaraCA.gov](http://SantaBarbaraCA.gov)

**COMMISSION MEMBERS:**

Jay D. Higgins, *Chair*  
Lesley Wiscomb, *Vice Chair*  
John P. Campanella  
Mike Jordan  
Sheila Lodge  
Deborah L. Schwartz  
Addison Thompson

**STAFF:**

N. Scott Vincent, Assistant City Attorney  
Beatriz Gularte, Senior Planner  
Kathleen Goo, Commission Secretary

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**NOTICES**

**A. TUESDAY, NOVEMBER 14, 2017**  
**SITE VISITS**

**7:45 A.M.**

Depart 630 Garden Street  
Community Development Parking Lot

**1909 EL CAMINO DE LA LUZ**

Contact: Allison DeBusk, Project Planner  
ADeBusk@SantaBarbaraCA.gov  
(805) 564-5470, ext. 4552

**601 ALAMEDA PADRE SERRA**

Contact: Megan Arciniega, Associate Planner  
MArciniega@SantaBarbaraCA.gov  
(805) 564-5470, ext. 7587

**113-117 W. DE LA GUERRA STREET**

Contact: Megan Arciniega, Associate Planner  
MArciniega@SantaBarbaraCA.gov  
(805) 564-5470, ext. 7587

The Planning Commission visited the project sites scheduled for review at the Thursday meeting. No public testimony was taken, and the public was invited to attend. Please call the Case Planner for additional information.

*\*Denotes story poles were up during the site visit.*

**Site visits held.**

**B. THURSDAY, NOVEMBER 16, 2017**  
**LUNCH MEETING**

**12:00 NOON**

De La Guerra Plaza  
City Hall, Room 15, Upstairs

1. An update on status of long-range projects, new legislation, zoning enforcement items, status reports on previously approved projects, and future agenda items.

**Update given.**

**PLEASE BE ADVISED**

**AGENDAS, MINUTES, & REPORTS:** Documents relating to agenda items are available for review in the Community Development Department at 630 Garden Street, and agendas, minutes, and reports are also posted online at [SantaBarbaraCA.gov/PC](http://SantaBarbaraCA.gov/PC). Please note that online Staff Reports may not include some exhibits. Materials related to an item on this agenda submitted to the Planning Commission after distribution of the agenda packet are available for public inspection in the Community Development Department at 630 Garden Street during normal business hours.

**PLANS & ADDITIONAL INFORMATION:** The scope of a project may be modified as it proceeds through the planning process. If you have any questions, wish to review the plans, or wish to be placed on a mailing list for future agendas for an item, contact the Case Planner as listed in the project description. Office hours are 8:30 a.m. to 4:30 p.m., Monday through Thursday, and every other Friday (see [SantaBarbaraCA.gov/Calendar](http://SantaBarbaraCA.gov/Calendar) for closure dates).

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

**APPEALS:** Some items before the Planning Commission may be appealed to City Council. The appeal, accompanied by the appropriate filing fee per application, must be filed with the City Clerk's office within 10 calendar days of the Planning Commission decision.

**I. ROLL CALL**

**Roll call taken. Commissioner Wiscomb was absent.**

**II. PRELIMINARY MATTERS**

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

**No requests made.**

B. Announcements and appeals.

**Announcements made.**

C. Review, consideration, and action on the following draft Planning Commission minutes and resolutions:

1. October 19, 2017 PC Minutes

**Approved the minutes as amended.**

**Lodge/Schwartz Vote: 6/0**

**Abstain: 0**

**Absent: 1 (Wiscomb)**

D. Comments from members of the public pertaining to items not on this agenda. Due to time constraints, each person is limited to two minutes.

**No one wished to speak.**

**III. CONSENT ITEM****ACTUAL TIME: 1:04 P.M.****APPLICATION OF NANCY BROCK, OWNER, 1909 EL CAMINO DE LA LUZ, APN 045-100-022, E-3/S-D-2 (ONE-FAMILY RESIDENTIAL AND COASTAL OVERLAY) ZONES, LOCAL COASTAL LAND USE PLAN DESIGNATION: RESIDENTIAL - 5 UNITS PER ACRE (MST2017-00464)**

The proposed project involves the prior removal of eight trees (Monterey Cypress and Monterey Pines), the prior planting of approximately 55 Lemonade Berry shrubs, and the future removal of six trees (Monterey Cypress and Aleppo Pines) on a coastal bluff on a 0.86-acre residential parcel. Three additional ornamental trees located north of the bluff were also removed and are part of the permit request. No additional development is proposed. The project would address violations identified in enforcement case ENF2016-00802.

The discretionary application required for this project is a Coastal Development Permit (CDP2017-00005) to allow the proposed development in the Appealable Jurisdiction of the City's Coastal Zone (SBMC §28.44.060).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15304 (Minor Alterations to Land).

Contact: Allison De Busk, Project Planner  
Email: [ADeBusk@SantaBarbaraCA.gov](mailto:ADeBusk@SantaBarbaraCA.gov)

Phone: (805) 564-5470, ext. 4552

**Approved the project, making the findings for the Coastal Development Permit (CDP2017-00005) as outlined and conditioned in the Staff Report dated November 9, 2017, including a revision to the Conditions of Approval.**

**Thompson/Lodge Vote: 6/0  
Abstain: 0  
Absent: 1 (Wiscomb)  
Resolution No. 019-17**

**IV. STAFF HEARING OFFICER APPEAL****ACTUAL TIME: 1:33 P.M.****APPEAL BY FRANK ROGUE OF THE STAFF HEARING OFFICER'S DECISION ON THE APPLICATION OF FRANK ROGUE, APPLICANT FOR TERI TUASON, PROPERTY OWNER, 601 ALAMEDA PADRE SERRA, APN 031-261-004, R-2 TWO-FAMILY RESIDENTIAL ZONE, GENERAL PLAN LAND USE PLAN DESIGNATION: MEDIUM HIGH RESIDENTIAL (MST2014-00422)**

On September 13, 2017, the Staff Hearing Officer approved a lot area modification and an open yard modification associated with the construction of a new residential unit; however, the requested front setback modification was denied. The decision of the Staff Hearing Officer to

deny the front setback modification has been appealed by the applicant. This hearing is for the Planning Commission to consider the appeal.

The proposed project consists of a new attached 1,193 square foot, three-story affordable dwelling unit and a 523 square foot, two-car attached garage on a 7,405 square foot lot. There is currently an existing 1,759 square foot, two-story single-family dwelling with an attached 400 square foot, two-car garage, which would be altered to remove a fireplace and add a 345 square foot rooftop deck.

The project also includes changes to the existing perimeter wall in the right-of-way, which requires approval by the Public Works Department for an encroachment permit, and the removal of a setback tree, which was previously reviewed and approved by the Parks Department.

The discretionary applications required for this project are:

1. A Lot Area Modification to allow a second unit in a R-2 Zone with less than the required lot area for lots with 10-20% slopes (SBMC §28.18.075.F and §28.92.110);
2. A Front Setback Modification to allow substantial exterior alterations (i.e., roof change and second-unit addition) to the existing nonconforming residence within the required setback along Alameda Padre Serra, as well as encroachment of a new second-floor balcony on the proposed second unit (SBMC §28.87.030.D and §28.92.110); and
3. An Open Yard Modification to allow less than the required open yard area (SBMC §28.18.060.C and §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 15183.

Contact: Megan Arciniega, Associate Planner  
Email: [MArciniega@SantaBarbaraCA.gov](mailto:MArciniega@SantaBarbaraCA.gov)

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**Denied the appeal and upheld the decision of the Staff Hearing Officer regarding the requested roof alterations and the tower element intrusion into the front setback, subject to the approval of the Architectural Board of Review, as outlined in the Staff Report dated November 9, 2017.**

**Jordan/Lodge Vote: 6/0  
Abstain: 0  
Absent: 1 (Wiscomb)  
Resolution No. 020-17**

**Granted the appeal of the front setback modification to allow alterations of the non-conforming structure and for the encroachment of the second-floor balcony element (space and location) into the front yard setback, as long as it does not intrude any more than shown on the existing plans and subject to the approval of the Architectural Board of Review.**

**Jordan/Lodge Vote: 6/0  
Abstain: 0  
Absent: 1 (Wiscomb)  
Resolution No. 020-17**

**V. NEW ITEM****ACTUAL TIME: 3:06 P.M.****APPLICATION OF ED DEVICENTE, ARCHITECT FOR PROPERTY OWNER JOHN DEWILDE, 113, 115, AND 117 WEST DE LA GUERRA STREET, APN 037-082-027 AND 037-082-003, C-G COMMERCIAL GENERAL ZONE, GENERAL PLAN LAND USE DESIGNATION: COMMERCIAL HIGH RESIDENTIAL (MST2015-00626)**

Proposal for a 23-unit mixed-use project to be developed under the Average Unit-Size Density (AUD) Incentive Program on two parcels known as 113-115 W. De La Guerra Street (APN 037-082-027) and 117 W. De La Guerra Street (APN 037-082-003). The building at 113 W. De La Guerra Street is on the City's Potential Historic Resources List, eligible as a Structure of Merit: W.D. Smith Building, constructed in 1928. The project proposes the demolition of two existing 1,113 and 923 square foot commercial buildings, two outdoor patios, 15 surface parking spaces, and the near complete demolition of the historic W.D. Smith Building, which is a 4,455 square foot commercial building, of which the historic façade and tile roof would be preserved.

The project proposes to construct a 19,767 square foot, three- and four-story mixed-use building that includes 16,907 square feet of residential area, 1,162 square feet of commercial area, and 1,698 square feet of circulation area. Twenty-six parking spaces would be provided in an at-grade parking garage. The residential component comprises 23 residential units with an average unit size of 735 square feet and a unit mix of studios, one-bedroom, and two-bedroom units. The two parcels have a General Plan Land Use designation of Commercial/High Residential (28-36 du/ac)/Priority Housing Overlay (37-63 du/ac). The proposed density on the lots totaling 16,273 net square feet would be 62 units per acre. One existing Queen Palm in the right-of-way is proposed to be relocated. The project will require a voluntary lot merger.

This project requires Planning Commission Conceptual Review because the combined lot size is more than 15,000 square feet and the project is being proposed under the AUD Incentive Program Priority Housing Overlay. The purpose of this hearing is for Planning Commission and the public to review the proposed project design and provide the applicant, staff, and the Historic Landmarks Commission (HLC) with comments on the proposed improvements, design, and General Plan consistency (SBMC §28.20.080).

The opinions of the Planning Commission may change, or there may be ordinance or policy changes that could affect the project that would result in requests for project design changes.

No formal action on the development proposal will be taken at the concept review, nor will any determination be made regarding environmental review of the proposed project.

**Concept review with comments made by the Planning Commission unanimously supporting the consistency with the General Plan and generally in support of the size, bulk, and scale, with some revisions.**

**VI. ADMINISTRATIVE AGENDA**

**ACTUAL TIME: 4:35 P.M.**

A. Committee and Liaison Reports.

1. Staff Hearing Officer Liaison Report

**Report given.**

2. Other Committee and Liaison Reports

**Reports given.**

**VII. ADJOURNMENT**

**Meeting adjourned at 4:43 p.m.**