



City of Santa Barbara

PLANNING COMMISSION

AGENDA

DECEMBER 20, 2018

1:00 P.M.
City Hall, Council Chambers
735 Anacapa Street
SantaBarbaraCA.gov

COMMISSION MEMBERS:

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

STAFF:

Tava Ostrenger, Assistant City Attorney
Allison DeBusk, Senior Planner
Krystal M. Vaughn, Senior Commission Secretary

NOTICES

A. TUESDAY, DECEMBER 18, 2018
SITE VISITS

7:45 A.M.

Depart 630 Garden Street
Community Development Parking Lot

35 N. CALLE CESAR CHAVEZ

Contact: Kelly Brodison, Associate Planner
KBrodison@SantaBarbaraCA.gov
(805) 564-5470, ext. 4531

691 N. HOPE

Contact: Kathleen Kennedy, Project Planner
KKennedy@SantaBarbaraCA.gov
(805) 564-5470, ext. 4560

The Planning Commission will visit the project sites scheduled for review at the Thursday meeting. No public testimony will be taken, but the public is invited to attend. Contact the Case Planner for additional information.

B. THURSDAY, DECEMBER 20, 2018
LUNCH MEETING

12:00 NOON

De La Guerra Plaza
City Hall, Room 15, Upstairs

The Planning Commission will meet informally with City staff to discuss the following:

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

PLEASE BE ADVISED

PUBLIC HEARING PROCEDURE: This agenda is subject to change. Applicants and interested parties should plan to arrive at 1:00 p.m. For longer agendas, meeting attendees are encouraged to monitor the City TV broadcast to plan their arrival time.

The order of presentation after the Chair introduces an item is as follows: 1. Staff Presentation (15 minutes)*; 2. Applicant Presentation (15 minutes)*; 3. Public Hearing*; 4. Additional response by Applicant/Staff (5 minutes each)*; 5. Commission questions and comments; 6. Commission consideration of Findings and Conditions of Approval; and 7. Motion, discussion of motion, decision, and vote by the Commission. **Time may be extended or limited by the Chair.*

PUBLIC COMMENT: The public is invited to comment on any item on the agenda. After receiving recognition from the Chair, approach the podium and speak into the microphone. State your name and purpose for appearing. Due to time constraints, individual comments are typically limited to two minutes. Written comments are also welcome. Mail to PC Secretary, P.O. Box 1990, Santa Barbara, CA 93102-1990 or email to PCSecretary@SantaBarbaraCA.gov. Please submit 12 copies of any material over 2 pages at the Planning & Zoning counter, 630 Garden Street. Please note that the Planning Commission may not have time to consider written comments received after 4:30 p.m. on the Monday before the meeting.

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. 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 for closure dates).

AMERICANS WITH DISABILITIES ACT: If you need auxiliary aids or services or staff assistance to attend or participate in this meeting, contact the City Administrator's Office at (805) 564-5305. If possible, notification at least 48 hours prior to the meeting will usually enable the City to make reasonable arrangements. Specialized services, such as sign language interpretation or documents in Braille, may require additional lead time to arrange.

TELEVISION COVERAGE: This meeting will be broadcast live on City TV-Channel 18 and online at SantaBarbaraCA.gov/CityTV. See SantaBarbaraCA.gov/CityTVProgramGuide for a rebroadcast schedule. An archived video of this meeting will be available at 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**II. PRELIMINARY MATTERS**

- A. Requests for continuances, withdrawals, postponements, or addition of ex-agenda items.
- B. Announcements and appeals.

- C. Review, consideration, and action on the following draft Planning Commission minutes and resolutions:
1. December 6, 2018 Minutes
 2. PC Resolution No. 23-18
1325 State Street
- 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.

III. NEW ITEMS

- A. **STATUS REPORT FROM PEOPLE ASSISTING THE HOMELESS (PATH), 816 CACIQUE AND 110 SOUTH QUARANTINA STREETS, APNS 017-240-021, 017-113-035 & -017-113-034, M-1 LIGHT MANUFACTURING, C2 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) 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 SantabarbaraCA.gov/PC.

Contact: Sue Gray, Community Development Business Manager

Email: SGray@SantaBarbaraCA.gov

Phone: (805) 564-5470, ext. 5504

Contact: Kelly Brodison, Associate Planner

Email: KBrodison@SantaBarbaraCA.gov

Phone: (805) 564-5470, ext. 4531

- B. **APPLICATION OF JOHN CUYKENDALL, DUDEK, AGENT FOR VERDE VENTURES, LLC, PROPERTY OWNER OF 35 N. CALLE CESAR CHAVEZ, APN 017-113-004, OM-1 (OCEAN-ORIENTED LIGHT MANUFACTURING) AND SD-3 (COASTAL OVERLAY) ZONES, LOCAL COASTAL PROGRAM LAND USE PLAN DESIGNATION: OCEAN-ORIENTED INDUSTRIAL (MST2018-00505)**

The proposed project involves a request to operate a building materials supply company and a lumber yard within the existing industrial buildings located on a 28,350 square foot lot at 35 N. Calle Cesar Chavez.

The discretionary application required for this project is a Conditional Use Permit to allow the existing buildings in the OM-1 Zone to be used as a construction materials warehouse

and a lumber yard, which are not allowed uses per SBMC §28.73.030.A. (SBMC Chapters.28.73 and 28.94).

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

Contact: Kelly Brodison, Associate Planner

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C. APPLICATION OF RRM DESIGN GROUP, ARCHITECT FOR YAU REVOCABLE TRUST, 691 N. HOPE AVENUE, APN 057-113-007, COUNTY ZONE: 8-R-1 (SINGLE FAMILY RESIDENTIAL, MINIMUM LOT SIZE OF 8,000 SQUARE FEET PER DWELLING UNIT), COUNTY GENERAL PLAN DESIGNATION: RESIDENTIAL, 4.6 UNITS PER ACRE (MST2018-00345)

This is an Initiation Request and Concept Review Hearing. The applicant requests Initiation of Annexation, General Plan Amendment, and Zoning Map Amendment for the two-acre property at 691 N. Hope Avenue (APN 057-113-007) in Santa Barbara County. The property is located north of Connie Way within the City's Sphere of Influence and is currently developed with a single-family residence and detached garage.

If the initiation is granted, the proposed project would return to the Planning Commission at a later date for the following City discretionary approvals:

- A. Tentative Subdivision Map to allow the division of one parcel into six lots (SBMC Chapter 27.07); and

Recommendation to City Council of the following actions:

- A. Annexation of the property from the unincorporated area of Santa Barbara County to the City;
- B. General Plan Amendment to add the property to the City's General Plan Map with a designation of Low Density Residential, five dwelling units per acre; and
- C. Zoning Map Amendment to add the property to the City's Zoning Map with a designation of RS-7.5/ USS (Residential Single Unit, 7,500 square foot minimum lot size / Upper State Street Overlay).

At this time, the only discretionary action being requested is the Initiation of Annexation, General Plan Amendment, and Zoning Map Amendment for the two-acre property at 691 N. Hope Avenue in Santa Barbara County.

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

Contact: Kathleen Kennedy, Project Planner

Email: KKennedy@SantaBarbaraCA.gov

Phone: (805) 564-5470, ext. 4560

IV. ADMINISTRATIVE AGENDA

A. Committee and Liaison Reports.

1. Staff Hearing Officer Liaison Report
2. Other Committee and Liaison Reports

V. ADJOURNMENT