



City of Santa Barbara

PLANNING COMMISSION

FINISHED AGENDA

OCTOBER 4, 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:

N. Scott Vincent, Assistant City Attorney
Allison DeBusk, Senior Planner
Krystal M. Vaughn, Senior Commission Secretary

NOTICES

A. TUESDAY, OCTOBER 2, 2018
SITE VISITS

7:45 A.M.
Depart 630 Garden Street
Community Development Parking Lot

104 JORGENSEN LANE
Contact: Tony Boughman, Assistant Planner
TBoughman@SantaBarbaraCA.gov
(805) 564-5470, ext. 4539

Site visit(s) held.

B. THURSDAY, OCTOBER 4, 2018
LUNCH MEETING

12:00 NOON
De La Guerra Plaza
City Hall, Room 15, Upstairs

1. Trolley Storage Consistent with Intent of OC Zone

Contact: Allison DeBusk, Senior Planner
Email: [ADeBusk@SantaBarbaraCA.gov](mailto:ADebusk@SantaBarbaraCA.gov)

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

Contact: Tony Boughman, Assistant Planner
Email: TBoughman@SantaBarbaraCA.gov

Phone: (805) 564-5470, ext. 4539

Discussion held.

2. 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. 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).

TELEVISION COVERAGE: Planning Commission meetings are 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

Roll call taken. All Commissioners were present.

II. PRELIMINARY MATTERS

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

Requests made.

B. Announcements and appeals.

No Announcements made.

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

1. September 6, 2018 Minutes

2. PC Resolution No. 020-18
Westmont College

Approved the minutes and resolution as amended.

Schwartz/Lodge Vote: 7/0

Abstain: 0

Absent: 0

3. September 13, 2018 Minutes

- 4. PC Resolution No. 021-18
1220 State Street, 1222 State Street And 20 E. Victoria Street

Approved the minutes and resolution as amended.

Schwartz/Lodge Vote: 7/0

Abstain: 0

Absent: 0

- 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. NEW ITEM

- A. **ACTUAL TIME: 1:05 P.M.**

STATUS REPORT FROM PEOPLE ASSISTING THE HOMELESS (PATH), 816 CACIQUE AND 100 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.

Postpone to December 6, 2018 at the applicant's request.

Schwartz/Campanella Vote: 7/0

Abstain: 0

Absent: 0

- B. **ACTUAL TIME: 1:07 P.M.**

APPLICATION OF MARK LLOYD, APPLICANT FOR JASON L. RICK, PROPERTY OWNER, 104 JORGENSEN LANE, APN 021-110-038, RS-1A ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL 1 DWELLING UNIT/ACRE (MST2017-00713)

The project consists of a two-lot subdivision of an existing 4.37 acre lot resulting in Lot 1 at 2.28 acres and Lot 2 at 2.09 acres (1.66 acres net), and construction of a new two-story single residential unit and attached three-car garage on Lot 2. The proposed house and garage on proposed Lot 2 total approximately 5,114 square feet and is 95% of the guideline maximum floor-to-lot area ratio (FAR). Proposed grading consists of 625 cubic yards of cut and 300 cubic yards of fill. The project would be served by an existing 20

foot private street. A development envelope on Lot 1 exists for the existing house, and a development envelope is proposed for the new Lot 2.

The discretionary applications required for this project are:

1. A Tentative Subdivision Map to allow the division of one lot into two lots (SBMC Chapter 27.07);
2. Two Street Frontage Modifications to allow the proposed lots to have less than the required street frontage on a public street because Jorgensen Lane is a private street (SBMC §30.250.020.B); and
3. Two Public Street Waivers to create two new lots that are not served by a public street because Jorgensen Lane is a private street (SBMC §22.60.300.B).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15303, New Construction and Section 15183, Projects Consistent with a Community Plan or Zoning.

Approved the project, making the findings for the Tentative Subdivision Map, Two Street Frontage Modifications, and Grant Two Public Street Waivers as outlined in the Staff Report dated September 27, 2018, subject to the Conditions of Approval as outlined in the Staff Report, with the comments and revisions to the Conditions of Approval and additional findings regarding the Safety Element and for CEQA Section 15183.

Jordan/Thompson Vote: 6/1 (Lodge)

Abstain: 0

Absent: 0

Resolution No. 022-18

IV. ADMINISTRATIVE AGENDA

ACTUAL TIME: 3:45 P.M.

A. Committee and Liaison Reports.

1. Staff Hearing Officer Liaison Report

Report given.

2. Other Committee and Liaison Reports

Reports given.

V. ADJOURNMENT

Meeting adjourned at 3:52 p.m.