



**City of Santa Barbara**  
**PLANNING COMMISSION**  
**DECEMBER 20, 2018**

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

**COMMISSION MEMBERS:**

Lesley Wiscomb, *Chair*  
Sheila Lodge, *Vice Chair*  
John 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

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**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](mailto:KBrodison@SantaBarbaraCA.gov)  
(805) 564-5470, ext. 4531

**691 N. HOPE**

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

Site visit(s) held.

**B. THURSDAY, DECEMBER 20, 2018**  
**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. All Commissioners were present. (Commissioner Higgins left at 4:47 p.m. and did not return.)**

**II. PRELIMINARY MATTERS**

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

**No requests made.**

**B.** Announcements and appeals.

**No announcements made.**

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

1. December 6, 2018 Minutes

**Approved as amended.**

**Schwartz/Higgins Vote: 4/2 (Lodge and Wiscomb)**

**Abstain: 1 (Campanella)**

**Absent: 0**

2. PC Resolution No. 23-18  
1325 State Street

**Approved as presented.**

**Thompson/Jordan Vote: 6/0**

**Abstain: 1 (Campanella)**

**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: 1:14 P.M. (Continued from October 4, 2018)**

**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](http://SantabarbaraCA.gov/PC).**

**Discussion held and comments made.**

**B. ACTUAL TIME: 2:04 P.M.**

**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

**Approves the request for a Conditional Use Permit to allow the existing buildings in the OM-1 Zone be used as a construction materials warehouse and a lumber yard as outlined in the Staff Report dated December 13, 2018 and request staff to return on January 10, 2019 with draft findings and Conditions of Approval for review.**

**Jordan/Thompson     Vote: 7/0**

**Abstain: 0**

**Absent: 0**

**C. ACTUAL TIME: 4:48 P.M.**

**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.

**Discussion held and comments made.**

**Approve to Initiate Annexation, Initiate General Plan Amendment with potential General Plan designation of Low Density Residential, 5 du/acre, and Initiate Zoning Map Amendment with potential Zoning designation of RS-7.5/USS**

**Jordan/Lodge Vote: 6/0**

**Abstain: 0**

**Absent: 1 Schwartz**

**IV. ADMINISTRATIVE AGENDA**

**ACTUAL TIME: 5:41 P.M.**

A. Committee and Liaison Reports.

1. Staff Hearing Officer Liaison Report

**No report given.**

2. Other Committee and Liaison Reports

**Reports given.**

**V. ADJOURNMENT**

**Meeting adjourned at 5:47 p.m.**