



City of Santa Barbara

PLANNING COMMISSION

AGENDA

JANUARY 10, 2019

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, JANUARY 8, 2019 SITE VISIT

7:45 A.M.

Depart 630 Garden Street
Community Development Parking Lot

1502 Chapala Street
Contact: Stephanie Swanson
SSwanson@SantaBarbaraCA.gov
(805) 564-5470, ext. 4569

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.

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. Nominations and election of Chair and Vice-Chair.
- B. Requests for continuances, withdrawals, postponements, or addition of ex-agenda items.
- C. Announcements and appeals.
- D. Review, consideration, and action on the following draft Planning Commission minutes and resolutions:
 - 1. December 20, 2018 Minutes
- E. 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. CONSENT ITEM**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)**

Consideration of draft Findings and Conditions of Approval for a Conditional Use Permit (SBMC Chapters.28.73 and 28.94) to operate a building materials supply company and lumber yard in the OM-1 Zone, at 35 N. Calle Cesar Chavez, based on Planning Commission's December 20, 2018 motion to support the project.

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
Email: KBrodison@SantaBarbaraCA.gov

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

IV. NEW ITEM**APPLICATION OF ALEX PUJO, ARCHITECT FOR JASON LOCICERO, TRUSTEE FOR LOCICERO LIVING TRUST 6 28-95, 1502 CHAPALA STREET, APN 027-231-017, C-G ZONE (COMMERCIAL GENERAL), GENERAL PLAN DESIGNATION: COMMERCIAL/MEDIUM HIGH RESIDENTIAL (15-27 DU/ACRE) (MST2018-00454)**

The project consists of legalization of four "as-built" converted commercial tenant spaces to residential tenant spaces, "as-built" interior remodels to accomplish the changes of use, and proposed landscape changes, including the addition of bicycle parking.

The 11,250 square foot C-G zoned lot is currently permitted to include eight residential units totaling 3,644 net square feet, seven commercial units totaling 2,291 net square feet, and a 480 square foot commercial accessory structure.

The "as-built" configuration includes twelve residential units and four commercial tenant spaces. The project proposes to use the City's Density Bonus Program to legalize the "as-built" residential units, which exceed the density allowances on the project site. In exchange, the project would restrict tenancy of four of the residential units to low-income tenants, which is defined as not to exceed a household income of 80% of Area Median Income adjusted for household size and bedroom count.

The discretionary applications required for this project are:

1. A Lot Area Modification to allow for twelve residential units on the site rather than the three allowed under base density, or the six allowed under the Average Unit-Size Density Incentive Program, in conjunction with the City's Density Bonus Program (SBMC §30.25.030, SBMC §30.145.030, and SBMC Chapter 30.250); and

2. A Parking Modification to maintain nonconforming parking and not provide the additional four required residential on-site parking spaces for the four converted residential units (SBMC §30.150.090.F and SBMC Chapter 30.250); and
3. An Open Yard Modification to provide less than 15% of the lot area as common open yard and no private open yard for the four proposed residential units (SBMC 30.140.140.2 and SBMC Chapter 30.250).

The project requires an environmental finding pursuant to California Environmental Quality Act Guidelines Section 15183.

Contact: Stephanie Swanson, Assistant Planner

Email: SSwanson@SantaBarbaraCA.gov

Phone: (805) 564-5470, ext. 4569

V. ADMINISTRATIVE AGENDA

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

VI. ADJOURNMENT