



# City of Santa Barbara

## PLANNING COMMISSION

### REVISED AGENDA

JANUARY 17, 2019

1:00 P.M.

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

#### COMMISSION MEMBERS:

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

#### STAFF:

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

---

### NOTICES

#### A. THURSDAY, JANUARY 17, 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. Liaison Appointments
2. 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](mailto: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](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).

**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](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**

## **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. January 10, 2018 Minutes
  - 2. PC Resolution No. 001-19  
35 N. Calle Cesar Chavez
  - 3. PC Resolution No. 002-19  
1502 Chapala 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. REVIEW OF THE CITY'S DRAFT FIVE-YEAR CAPITAL IMPROVEMENT PROGRAM FOR FISCAL YEARS 2020 TO 2024 (CIP) FOR CONSISTENCY WITH THE GENERAL PLAN PER GOVERNMENT CODE §65103(C) AND §65401.**

The City of Santa Barbara's Capital Improvement Program (CIP) forecasts the City's capital needs over a five-year period based on various long-range plans, goals and policies, and includes a comprehensive listing of planned and projected capital projects that have been identified by City staff. The CIP is updated every two years.

Contact: Rebecca J. Bjork, Public Works Director

Email: [RBjork@SantaBarbaraCA.gov](mailto:RBjork@SantaBarbaraCA.gov)

Phone: (805) 564-5377, ext. 5378

Contact: Christi Velasquez, Administrative Analyst II

Email: [CVelasquez@SantaBarbaraCA.gov](mailto:CVelasquez@SantaBarbaraCA.gov)

Phone: (805) 564-5377, ext. 1915

**B. APPLICATION OF ZOE CARLSON, DUDEK, AGENT FOR COMETA TRUST, 726 NORTH LA CUMBRE ROAD, APN 057-111-003, COUNTY ZONE: 8-R-1 (SINGLE FAMILY RESIDENTIAL WITH MINIMUM LOT SIZE 8,000 SQUARE FEET PER UNIT), COUNTY GENERAL PLAN DESIGNATION: RESIDENTIAL 4.6 UNITS PER ACRE (MST2016-00431)**

The project proposes the subdivision of a 29,600 square foot parcel into three lots of 8,000, 8,500, and 13,100 square feet, and annexation of the parcel(s) into the city of Santa Barbara. The property is currently developed with a 1,420 square foot single-residential unit and a 480 square foot detached garage. The parcel is accessed off of Pemm Place and is bounded by North La Cumbre Road to the west. Public improvements within the existing City public right-of-way for Pemm Place include re-grading, realigning, and repaving the street, a new sidewalk and parkway on the north side, tree removal, and installation of new street trees are included as part of the subdivision. The Planning Commission initiated the annexation on October 5, 2017.

The discretionary applications required for this project are:

Recommendation by Planning Commission to City Council, and subsequent approval by City Council and the Local Agency Formation Commission (LAFCO):

- A. Annexation and Reorganization of the subject property from the unincorporated area of Santa Barbara County to the city of Santa Barbara;
- B. General Plan Amendment to add the subject property to the City's General Plan Map with a designation of Low Density Residential, Five Dwelling Units Per Acre (SBMC Chapter 30.235); and
- C. Zoning Map Amendment to add the subject 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 Area Overlay) (SBMC Chapter 30.235).

Planning Commission may take action to approve the following application contingent upon the above listed applications:

- D. Tentative Subdivision Map to allow the division of one parcel into three lots (SBMC Chapter 27.07).

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: Tony Boughman, Assistant Planner  
Email: [TBoughman@SantaBarbaraCA.gov](mailto:TBoughman@SantaBarbaraCA.gov)

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

**IV. ADMINISTRATIVE AGENDA**

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

**V. ADJOURNMENT**