



**City of Santa Barbara**  
**PLANNING COMMISSION**  
**AGENDA**  
**JULY 18, 2019**

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

**COMMISSION MEMBERS:**

Lesley Wiscomb, *Chair*  
Mike Jordan, *Vice Chair*  
John P. Campanella  
Jay D. Higgins  
Sheila Lodge  
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, JULY 16, 2019**  
**SITE VISIT**

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

301 E. Yanonali St.\*  
Contact: Kelly Brodison, Associate Planner  
[KBrodison@SantaBarbaraCA.gov](mailto:KBrodison@SantaBarbaraCA.gov)  
(805) 564-5470, ext. 4531

The Planning Commission will visit the project site 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.  
*\*Denotes story poles will be up during the site visit.*

**B. THURSDAY, JULY 18, 2019**  
**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. 1631 Shoreline Drive - Review of a Substantial Conformance Determination request related to a coastal development permit approved by the Planning Commission October 5, 2017 for a single-family residence.

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

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

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. 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 ITEM****APPLICATION OF TRISH ALLEN OF SUZANNE ELLEDGE PLANNING AND PERMITTING SERVICES, AGENT FOR THE WRIGHT PARTNERS, PROPERTY OWNERS OF 301 E YANONALI STREET, APN 071-630-005, M-1/SP-2/SD-3 (LIGHT MANUFACTURING/SPECIFIC PLAN NO. 2 (CABRILLO PLAZA SPECIFIC PLAN)/COASTAL OVERLAY) ZONES, LOCAL COASTAL PROGRAM LAND USE PLAN DESIGNATION: INDUSTRIAL (PLN2012-00494)**

The 3.16-acre project site is located at the northeast corner of Garden and East Yanonali Streets. The project consists of the construction of a new two-story nonresidential development totaling approximately 33,451 net square feet, with a maximum height of 34 feet plus a tower element. The proposed development would be split into two buildings. Building 1 would be one-story with a maximum height of approximately 32 feet, 4 inches, and would contain approximately 25,376 net square feet. Building 2 would be two stories with a maximum height of approximately 34 feet and would contain approximately 8,075 net square feet, comprised of 4,111 net square feet on the ground floor and 3,964 net square feet on the second floor. The development is being proposed as “shell” buildings, with no specific users or uses identified at this time. The buildings could be leased to one user, or divided up for multiple users. A total of 138 vehicle parking spaces and 33 bicycle parking spaces are proposed.

Vehicular access to the development would be provided via a new driveway on E. Yanonali Street, approximately 280 feet east of the Garden Street/E. Yanonali Street intersection. The project includes sidewalk dedication along E. Yanonali Street in order to provide sidewalk and parkway consistent with the Pedestrian Master Plan along the project site’s E. Yanonali Street frontage.

The project development would be set back 50 feet from the top-of-bank of Laguna Channel, which is located along the site’s eastern property line. Habitat restoration is proposed within the 50-foot setback from the top-of-bank along the west side of the creek and within property boundaries on the east side of the creek.

Estimated earthwork includes 9,350 cubic yards (cy) of cut and 12,000 cy of fill, requiring 9,350 cy of exported soil and 12,000 cy of imported soil due to the presumption that all excavated material is contaminated and must be removed from the site and replaced.

All existing uses at the site (open yard and contractor supply storage) would be eliminated.

The discretionary applications required for this project are:

- A. A Development Plan for 33,451 square feet of nonresidential development from the Cabrillo Plaza Specific Plan area (SBMC Chapter 28.85);
- B. A Front Setback Modification to allow a trellis in the required front setback along Garden Street (SBMC §28.92.110);
- C. A Front Setback Modification to allow a trellis in the required front setback along East Yanonali Street (SBMC §28.92.110); and

- D. A Coastal Development Permit to allow the proposed development in the Appealable jurisdiction of the City's Coastal Zone (SBMC §28.44.060).

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

Contact: Kelly Brodison, Associate Planner  
Email: [KBrodison@SantaBarbaraCA.gov](mailto:KBrodison@SantaBarbaraCA.gov)

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

#### IV. **ADMINISTRATIVE AGENDA**

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

#### V. **ADJOURNMENT**