



City of Santa Barbara
PLANNING COMMISSION
AGENDA
SEPTEMBER 5, 2019

1:00 P.M.
City Hall, Council Chambers
735 Anacapa Street
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
Heidi Reidel, Commission Secretary

NOTICES

A. TUESDAY, SEPTEMBER 3, 2019
SITE VISITS

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

11 Anacapa St.
Contact: Tony Boughman, Assistant Planner
TBoughman@SantaBarbaraCA.gov
(805) 564-5470, ext. 4539

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.

B. THURSDAY, SEPTEMBER 5, 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. Housing Authority Five Year Plan

Contact: Allison DeBusk, Senior Planner
Email: ADebusk@SantaBarbaraCA.gov

Phone: (805) 564-5470, ext. 5509

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. Please submit 12 copies of any material over 2 pages at the Planning & Zoning counter, 630 Garden Street. Please note that the PC may not have time to consider written comments received after 4:30 p.m. the Monday before the meeting, however, it will be added to the project file and you are welcome to bring written correspondence to the meeting for distribution (provide 12 copies).

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. 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. Planning Commission August 8, 2019 Minutes
 2. Planning Commission Resolution No. 011-19
2327 Edgewater Way
 3. Planning Commission August 15, 2019 Minutes
 4. Planning Commission Resolution No. 012-19
302 and 308 West Montecito 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. **RECOMMENDATION TO COUNCIL**

The Planning Commission will review proposed zoning text amendments to the Zoning Information Report Program found in various sections of Titles 28 and 30 of the Municipal Code, specifically sections 28.87.220, 28.92.130, 30.200.040, 30.200.050, 30.205.120, and all of Chapter 30.285 and forward a recommendation on the proposed amendments to the City Council . The proposed changes will amend the Zoning Information Report Program to require only the disclosure of existing City Zoning and Building and Safety written records by the City to residential real estate buyers prior to the sale of the property.

Staff has determined that the ordinance amendment does not require further environmental review under provisions of the California Environmental Quality Act (CEQA) and CEQA Guidelines.

Contact: Susan Reardon, Senior Planner
Email: SReardon@SantaBarbaraCA.gov

Phone: (805) 564-5470, ext. 7573

B. **APPLICATION OF EDWARD DEVICINTE, ARCHITECT FOR HANNAH BEACHSIDE LLC, PROPERTY OWNER, 11 ANACAPA STREET, APN 033-112-010, OC/SD-3 ZONE, LOCAL COASTAL PROGRAM LAND USE PLAN DESIGNATION: OCEAN-ORIENTED COMMERCIAL (PLN2017-00009)**

The project consists of the renovation and adaptive re-use of an existing 11,201 net square foot multi-tenant commercial building. Specific improvements include, but are not limited to: converting 2,500 net square feet on the ground floor to a restaurant use; converting 1,291 net square feet on the ground floor to a retail use; a new deck for outdoor restaurant seating; accessibility upgrades; a new transformer; a new trash enclosure; a reconfigured parking lot; and new landscaping.

The discretionary applications required for this project are:

1. A Modification to provide fewer than the required number of parking spaces (SBMC §28.92.110); and
2. A Coastal Development Permit (CDP2018-00019) 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: Tony Boughman, Assistant Planner
Email: TBoughman@SantaBarbaraCA.gov

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IV. **ADMINISTRATIVE AGENDA**

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

V. **ADJOURNMENT**