



City of Santa Barbara
PLANNING COMMISSION
AGENDA
OCTOBER 3, 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, OCTOBER 1, 2019
SITE VISITS

7:45 A.M.

Depart 630 Garden Street
Community Development Parking Lot

3405 SEA LEDGE LN.

Contact: Robert Dostalek, Associate Planner
RDostalek@SantaBarbaraCA.gov
(805) 564-5470, ext. 4552

1533 SHORELINE DR.

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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, OCTOBER 3, 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. 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, PO 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 before 4:30 p.m. the Monday before the meeting. Please note that the Commission may not have time to review 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 September 19, 2019 Minutes
 2. Planning Commission Resolution No. 015-19
35 North Calle Cesar Chavez
- 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 ITEM**

APPLICATION OF HEIDI JONES, APPLICANT FOR DAVID AND BARBARA MELINE, PROPERTY OWNERS, 3405 SEA LEDGE LANE, APN 047-082-008, A-1/S-D-3 ZONES, LOCAL COASTAL PROGRAM LAND USE PLAN DESIGNATION: HILLSIDE RESIDENTIAL 1 DU/AC (PLN2019-00086/CDP2019-00012)

The project consists of the demolition of an existing 1,620 square foot single-story residence and 462 square foot detached garage; and construction of a new approximately 2,761 square foot single-story residence with a detached approximately 714 square foot garage/storage building (461 square foot garage and 253 square feet of storage area), and a new 477 square foot detached Accessory Dwelling Unit. Total accessory building floor area, excluding the garage, would be 730 square feet. The garage/storage building and Accessory Dwelling Unit would be located in front of the proposed new residence and therefore require modifications for both their location in the front setback and front yard. The project also includes construction of a new entry gate, fencing, trash enclosure, and motor court, including an uncovered parking space to serve the Accessory Dwelling Unit, removal of twelve fruit/citrus trees and installation of six new trees and landscaping, and abandonment of the existing septic system and connection to the City sewer system. Approximately 50 cubic yards of cut and 300 cubic yards of fill would be required to complete the improvements. Associated improvements to the north side of private Sea Ledge Lane include approximately 110 linear feet of retaining wall with a maximum height of 3.5 feet, and approximately 500 square feet of new asphalt paving to widen the roadway.

The discretionary applications required for this project are:

1. A Front Setback Modification along Sea Ledge Lane to allow encroachment of the detached garage/storage building and Accessory Dwelling Unit into the required 35-foot front setback (SBMC §28.15.060.A.1 and §28.92.110.A.2);
2. A Modification for the Accessory Dwelling Unit and storage portion of the garage/storage building to be located in the front yard (SBMC §28.87.160.B and §28.92.110.A.2);
3. A Modification to allow the total aggregate floor area of accessory buildings on the property (excluding garages) to exceed 500 square feet (SBMC §28.87.160.C and §28.92.110.A.2); and
4. A Coastal Development Permit (CDP2019-00012) 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.

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IV. **CONCEPT REVIEW**

APPLICATION OF TRISH ALLEN, SUZANNE ELLEDGE PLANNING AND PERMITTING SERVICES, AGENT FOR CHIARENZA SURVIVOR'S TRUST, 1553 SHORELINE DRIVE, APN 045-173-043; E-3/S-D-3 (SINGLE RESIDENTIAL UNIT/ COASTAL OVERLAY) ZONES, LOCAL COASTAL PROGRAM LAND USE PLAN DESIGNATION: LOW DENSITY RESIDENTIAL, 5 UNITS PER ACRE (PLN2019-00326)

This is a Concept Review Hearing. The project consists of a new single residential unit on a vacant 23,333 square foot lot on the coastal bluff. The purpose of the concept review is to allow the Planning Commission and the public an opportunity to review a visual evaluation of the site and provide the Applicant and staff with feedback and direction on compliance with coastal policies related to visual resources and on site layout options. The visual evaluation is a required tool to assist decision-makers with analyzing the project's potential impact on public scenic views and view corridors, in accordance with the policies in the City's coastal land use plan. The opinions of the Planning Commission may change or there may be ordinance or policy changes that could affect the project that would result in requests for project design changes.

Ultimately, any development on the project site would be required to return to the Planning Commission at a later date for a Coastal Development Permit to allow the proposed development in the Appealable Jurisdiction of the City's Coastal Zone (SBMC §28.44.060).

No formal action on the development proposal will be taken at the concept review, nor will any determination be made regarding environmental review of the proposed project.

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V. **ADMINISTRATIVE AGENDA**

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

VI. **ADJOURNMENT**