



**City of Santa Barbara**  
**PLANNING COMMISSION**  
**AGENDA**  
**NOVEMBER 7, 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  
Heidi Reidel, Commission Secretary

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**NOTICES**

**A. TUESDAY, NOVEMBER 5, 2019**  
**SITE VISIT**

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

**1723 GARDEN ST**  
Contact: Ellen Kokinda, Planning Analyst  
[EKokinda@SantaBarbaraCA.gov](mailto:EKokinda@SantaBarbaraCA.gov)  
(805) 564-5470, ext. 4559

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.

**B. THURSDAY, NOVEMBER 7, 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. General overview of Senate Bill No. 330 (Skinner), Housing Crisis Act of 2019.
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, PO 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 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](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. Planning Commission October 10, 2019 Minutes
  2. Planning Commission October 17, 2019 Minutes
  3. Planning Commission Resolution No. 017-19  
691 N. Hope Ave.
- 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 AMY TAYLOR, ARCHITECT FOR JARROTT FAMILY TRUST 3/20/1989, PROPERTY OWNER, 1723 GARDEN STREET, APN: 027-112-007, RS-15 ZONE (SINGLE FAMILY RESIDENTIAL), GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL, 3 DWELLING UNITS/ACRE (PLN2018-00668)**

The project consists of a proposal to reduce the number of residential units within a multi-unit residence from 11 to 9 per a 1975 Planning Commission Condition of Approval, and to allow various unpermitted site conditions including a garden area that displaced five required parking spaces, unpermitted doors, a deck and stairs, and minor additions to two of the units to accommodate interior walls. One “as-built” deck and one “as-built” stairway are proposed to be removed and replaced with a conforming deck and stairway. No additional exterior alterations would be required for the reduction of units as the two additional units were created with an interior remodel. The project also includes alterations to the interior configuration of various units.

The 12,487 square foot RS-15 zoned lot is currently developed with a two-story multi-residential building with six units on the first floor and five units on the second floor. Planning Commission review is requested for a parking modification to reduce the eight required vehicle parking spaces to three provided, and an interior setback modification. The project includes preservation of the open yard at the rear of the lot in lieu of providing the five additional required parking spaces, and requires a waiver from the Architectural Board of Review for an Alternative Open Yard Design. This project would address violations in Zoning Information Report ZIR2017-00334 and Enforcement Case ENF2017-01216.

The discretionary applications required for this project are:

- A. An Interior Setback Modification to allow the “as-built” construction of a deck and stairs and long-term bicycle parking within the required 10-foot interior setback (SBMC §30.20.030.A and §30.250.020.B); and
- B. A Parking Modification to allow less than the required amount of vehicle and bicycle parking (SBMC §30.175.040 and §30.250.020.A).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Sections 15301 (Existing Facilities) and 15305 (Minor Alterations in Land Use Limitations).

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

Phone: (805) 564-5470, ext. 4559

**IV. ADMINISTRATIVE AGENDA**

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

**V. ADJOURNMENT**