



City of Santa Barbara

PLANNING COMMISSION

MINUTES

APRIL 11, 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
Krystal M. Vaughn, Senior Commission Secretary

CALL TO ORDER

Vice Chair Jordan called the meeting to order at 1:02 p.m.

I. ROLL CALL

Vice Chair Mike Jordan, Commissioners John P. Campanella, Jay D. Higgins, Sheila Lodge, Deborah L. Schwartz

Absent: Chair Wiscomb and Commissioner Thompson

STAFF PRESENT

Tava Ostrenger, Assistant City Attorney
Daniel Gullett, Principal Planner

Allison DeBusk, Senior Planner
Jessica Metzger Project Planner
Chelsey Swanson, Associate Transportation Planner
Nicole Hernandez, Associate Planner/Urban Historian
Michelle Bedard, Assistant Planner
Adam Nares, Geographic Information Systems Technician
Krystal M. Vaughn, Senior Commission Secretary

II. PRELIMINARY MATTERS

A. Requests for continuances, withdrawals, postponements, or addition of ex-agenda items:

Commissioner Campanella requested that the Adaptive Management Program Report be presented at an upcoming meeting where all Commissioners could be present.

MOTION: Campanella/Higgins

Staff to present the Adaptive Management Program Report at an upcoming meeting with all Commissioners present for further discussion.

The motion carried by the following vote:

Ayes: 5 Noes: 0 Abstain: 0 Absent: 2 (Wiscomb, Thompson)

B. Announcements and appeals:

Ms. DeBusk announced that on Tuesday April 9, 2019 City Council voted, in a 6/1 vote, to uphold the Planning Commission's decision to approve a Conditional Use Permit to operate a lumber yard in an OM-1 Zone at 35 N Calle Cesar Chavez.

C. Comments from members of the public pertaining to items not on this agenda:

Public comment opened at 1:05 p.m.

The following individual spoke:

1. Jessica Metzger, Project Planner, City of Santa Barbara announced that a Workshop to discuss AUD amendments will be held on April 24, 2019 at 5:30 pm.

Public comment closed at 1:10 p.m.

III. NEW ITEM

ACTUAL TIME: 1:10 P.M.

A. ANNUAL ALLOCATION OF UNUSED OR EXPIRED NONRESIDENTIAL SMALL ADDITION SQUARE FOOTAGE

The Planning Commission will decide whether to allocate 15,316 square feet of unused or expired nonresidential Small Addition Floor Area from calendar year 2018 to the Small Addition category or to the Community Benefit category for future development. Unused or expired Small Additions are reallocated by Planning Commission on an annual basis per the Growth Management Program passed by Council Resolution on March 5, 2013.

Adam Nares, Geographic Information Systems Technician, and Dan Gullett, Principal Planner, were available to answer questions.

Public comment opened at 1:27 p.m., and as no one wished to speak, it closed.

MOTION: Higgins/Lodge

Waive the Staff Report.

The motion carried by the following vote:

Ayes: 5 Noes: 0 Abstain: 0 Absent: 2 (Wiscomb, Thompson)

MOTION: Lodge/--

Approve the allocation of 15,316 square feet of unused Small Addition floor area from year 2018 to the Community Benefit Category as outlined in the Staff Report dated April 4, 2019.

Motion failed due to lack of second.

MOTION: Lodge/Jordan**Assigned Resolution No. 005-19**

Approve allocating 15,316 square feet of Small Addition unused or expired nonresidential Small Addition Floor Area from calendar year 2018 to the Community Benefit category for future development, as outlined in the Staff Report dated April 4, 2019.

The motion carried by the following vote:

Ayes: 5 Noes: 0 Abstain: 0 Absent: 2 (Wiscomb, Thompson)

B. ACTUAL TIME: 1:42 P.M.**APPLICATION OF SHAUN LYNCH, APPLICANT FOR BLH PROPERTIES LLC, PROPERTY OWNER, 1202 DIANA ROAD, APN 031-190-008, RS-6 (RESIDENTIAL SINGLE UNIT) ZONE, GENERAL PLAN LAND USE DESIGNATION: LOW DENSITY RESIDENTIAL, MAXIMUM 5 DU/AC (PLN2017-00217).**

The project consists of a proposal to subdivide an existing 1.06-acre parcel into four lots in the RS-6, Residential Single Unit Zone and Low Density Residential (Max. 5 Dwelling Units/Acre) General Plan designation. The proposed lots vary in size from 9,004 to 15,505 square feet and comply with General Plan and Zoning density.

Proposed improvements for the subdivision include site grading (approximately 1,000 cubic yards of cut and 540 cubic yards of fill), removal of 5 existing oak trees, installation of 22 replacement oak trees, and approximately 8,500 square feet of paving to create a new shared driveway connecting the proposed lots to Cota Street, including alterations to the existing driveway/access for the existing condominiums on the adjacent lot, located at 1133 E. Cota Street. The existing driveway to Diana Road would remain as a secondary access.

The proposal includes development of a new two-story primary dwelling unit on three of the four proposed lots. Proposed residences would range in size from approximately 2,161 to 2,694 square feet, including an attached two-car garage.

Proposed Lot 3 would contain the existing one-story residence, which is a designated Structure of Merit. The project includes demolition of all unpermitted additions to this residence in order to return it to the configuration of the original 1921 adobe residence. Also proposed is the addition of an attached two-car garage at the rear of the residence. The proposal would result in an approximately 975 square foot residence and a 400 square foot garage on Lot 3.

Other site alterations include demolition of the existing detached garage and detached accessory buildings. The proposed project would also address violations identified in ENF2017-00868.

The discretionary applications required for this project are:

1. A Tentative Subdivision Map to allow the division of a 1.06-acre lot into four lots (SBMC Chapter 27.07);
2. A Public Street Frontage Waiver to allow a subdivision where access to the lots is provided by a private driveway that serves more than two lots, rather than by a public street (SBMC §22.060.300);
3. A Street Frontage Modification to allow proposed Lot 1 with less than the minimum 60 feet of frontage on a public street (SBMC §30.20.030 and SBMC §30.250.020);
4. A Street Frontage Modification to allow proposed Lot 2 with less than the minimum 60 feet of frontage on a public street (SBMC §30.20.030, and SBMC §30.250.020);
5. A Street Frontage Modification to allow proposed Lot 3 with less than the minimum 60 feet of frontage on a public street (SBMC §30.20.030, and SBMC §30.250.020); and
6. A Street Frontage Modification to allow proposed Lot 4 with less than the minimum 60 feet of frontage on a public street (SBMC §30.20.030 and SBMC §30.250.020).

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

Michelle Bedard, Assistant Planner, gave the Staff presentation. Nicole Hernandez, Urban Historian and Chelsey Swanson, Associate Transportation Planner, were available to answer questions.

Jarret Gorin, Vanguard Planning, gave the Applicant presentation.

Public comment opened at 2:18 p.m.

The following individuals spoke:

1. Jody Boyman, opposed
2. Lauren Schneider, opposed
3. Rick Grand Colas, opposed
4. Casey Hart, opposed
5. Pandora Snethkamp

Public comment closed at 2:37 p.m.

MOTION: Lodge/Higgins

Assigned Resolution No. 006-19

Approve the project, making the findings for the Street Frontage Modifications, The Tentative Map, And Public Street Waiver as outlined in the Staff Report dated April 4, 2019, subject to the Conditions of Approval as outlined in the Staff Report, and with the following revisions to the Conditions of Approval:

1. Include a condition to have “No Parking” signage in the fire turn around lane.
2. Applicant to study ways to screen the lights of vehicles coming down the center driveway from neighboring properties.

The motion carried by the following vote:

Ayes: 5 Noes: 0 Abstain: 0 Absent: 2 (Wiscomb, Thompson)

The ten calendar day appeal period was announced.

ADMINISTRATIVE AGENDA**ACTUAL TIME: 3:50 P.M.**

A. Committee and Liaison Reports:

1. Staff Hearing Officer Liaison Report

No report.

2. Other Committee and Liaison Reports

- a. Commissioner Schwartz reported on the PATH Community forum meeting of April 10, 2019 and announced that she and Commissioner Campanella will be attending a Residential Multi-Family Objective Design Standards Working Group tomorrow, April 12, 2019.
- b. Commissioner Campanella reported on the Architectural Board of Review (ABR) meeting of April 8, 2019. Commissioner Campanella also reported that he spoke with some members of the ABR regarding the Residential Multi-Family Objective Design Standards Working Group and positive comments were received on the effort.
- c. Ms. Ostrenger explained that in early January all Design Review Boards will be receiving general training on guidelines, procedures, and discuss roles and responsibilities.

IV. ADJOURNMENT

Vice Chair Jordan adjourned the meeting at 3:56 p.m.

Submitted by,

Krystal M. Vaughn, Senior Commission Secretary