



# City of Santa Barbara

## PLANNING COMMISSION

### MINUTES

### JANUARY 17, 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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#### CALL TO ORDER

Chair Wiscomb called the meeting to order at 1:04 p.m.

#### I. ROLL CALL

Chair Lesley Wiscomb, Vice Chair Mike Jordan, Jay D. Higgins, Sheila Lodge (until 2:57 p.m.), Deborah L. Schwartz, and Addison Thompson

Absent: John P. Campanella

#### STAFF PRESENT

Tava Ostrenger, Assistant City Attorney  
Rebecca Bjork, Public Works Director  
Jill Zachary, Parks & Recreation Director  
Eric Nickel, Fire Chief  
Andrew Bermond, Project Planner  
Tony Boughman, Assistant Planner  
Heather Buck, Project Planner  
Allison DeBusk, Senior Planner  
Jessica Grant, Supervising Transportation Planner  
Derrick Bailey, Principal Traffic Engineer  
Brian D'Amour, City Engineer  
Amanda Flesse, Principal Engineer  
Bradley Klinzing, Supervising Engineer  
Marylinda Arroyo, Police Lieutenant  
Cameron Benson, Creeks Resources/Clean Water Manager  
Rob Dayton, Transportation Planning & Parking Manager

Victor Garza, Downtown Plaza & Parking Manager  
Maryanne Knight, Information Technology Manager  
Ron Liechti, Fire Business Manager  
Karl Treiberg, Waterfront Facility Manager  
Mike Wiltshire, Facilities & Energy Manager  
Allan Goldman, Electronic/Communication Supervisor  
Christi Velasquez, Administrative Analyst II  
Krystal M. Vaughn, Senior Commission Secretary

## **II. PRELIMINARY MATTERS**

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

No requests.

B. Announcements and appeals:

Ms. DeBusk announced the following:

1. Item II.C.1 on today's agenda should read January 10, 2019 Minutes as opposed to January 10, 2018 Minutes.
2. An appeal has been filed with City Council for the project at 35 N. Calle Cesar Chavez, which was approved by the Planning Commission on January 10, 2019.

C. Review, consideration, and action on the following draft Planning Commission minutes and resolutions:

1. January 10, 2019 Minutes
2. PC Resolution No. 001-19  
35 N. Calle Cesar Chavez
3. PC Resolution No. 002-19  
1502 Chapala Street

### **MOTION: Thompson/Jordan**

Approve the minutes and Resolution 002-19 as submitted and Resolution 001-19 as amended.

The motion carried by the following vote:

Ayes: 6 Noes: 0 Abstain: 0 Absent: 1 (Campanella)

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

Public comment opened at 1:07 p.m. and as no one wished to speak it closed.

**III. NEW ITEM****A. ACTUAL TIME: 1:08 P.M.****REVIEW OF THE CITY'S DRAFT FIVE-YEAR CAPITAL IMPROVEMENT PROGRAM FOR FISCAL YEARS 2020 TO 2024 (CIP) FOR CONSISTENCY WITH THE GENERAL PLAN PER GOVERNMENT CODE §65103(C) AND §65401.**

The City of Santa Barbara's Capital Improvement Program (CIP) forecasts the City's capital needs over a five-year period based on various long-range plans, goals and policies, and includes a comprehensive listing of planned and projected capital projects that have been identified by City staff. The CIP is updated every two years.

Rebecca Bjork, Public Works Director, and Christi Velasquez, Administrative Analyst II, gave the Staff presentation. Jill Zachary, Parks & Recreation Director; Eric Nickel, Fire Chief; Andrew Bermond, Project Planner; Heather Buck, Project Planner; Jessica Grant, Supervising Transportation Planner; Derrick Bailey, Principal Traffic Engineer; Brian D'Amour, City Engineer; Amanda Flesse, Principal Engineer; Bradley Klinzing, Supervising Engineer; Marylinda Arroyo, Police Lieutenant; Cameron Benson, Creeks Resources/Clean Water Manager; Rob Dayton, Transportation Planning & Parking Manager; Victor Garza, Downtown Plaza & Parking Manager; Maryanne Knight, Information Technology Manager; Ron Liechti, Fire Business Manager; Karl Treiberg, Waterfront Facility Manager; Mike Wiltshire, Facilities & Energy Manager; and Allan Goldman, Electronic/Communication Supervisor; were available to answer questions.

Public comment opened at 1:23 p.m.

The following individuals spoke:

1. Roger McClellan
2. Tom Jacobs
3. Fred Sweeney
4. Rosanne Crawford; Grace Willson ceded time to Ms. Crawford.
5. Paulina Conn
6. Lanny Ebenstein
7. Rich Untermann
8. Lorna Moore

Chair Wiscomb acknowledged the receipt of 21 public comment letters including a 32 page signed petition.

Public comment closed at 1:45 p.m.

**MOTION: Jordan/Lodge**

The Planning Commission has reviewed the projects added to the Draft Five-Year Capital Improvement Program and find the added projects consistent with the City's General Plan, and recommend forwarding the document to the City Council with the recommendation that the Community Wildfire Protection Plan be prioritized in the budgeting process.

The motion carried by the following vote:

Ayes: 6 Noes: 0 Abstain: 0 Absent: 1 (Campanella)

Commissioner Thompson requested that staff expand the information in the Council Agenda Report to include the information provided by Ms. Bjork, stating the projects that are included in the Draft Five-Year Capital Improvement Program are not only depreciable capital assets but also large one time only projects; so as to give better information to the decision makers.

**\* THE COMMISSION RECESSED FROM 2:57 TO 3:06 P.M. \***

**B. ACTUAL TIME: 3:06 P.M.****APPLICATION OF ZOE CARLSON, DUDEK, AGENT FOR COMETA TRUST, 726 NORTH LA CUMBRE ROAD, APN 057-111-003, COUNTY ZONE: 8-R-1 (SINGLE FAMILY RESIDENTIAL WITH MINIMUM LOT SIZE 8,000 SQUARE FEET PER UNIT), COUNTY GENERAL PLAN DESIGNATION: RESIDENTIAL 4.6 UNITS PER ACRE (MST2016-00431)**

The project proposes the subdivision of a 29,600 square foot parcel into three lots of 8,000, 8,500, and 13,100 square feet, and annexation of the parcel(s) into the city of Santa Barbara. The property is currently developed with a 1,420 square foot single-residential unit and a 480 square foot detached garage. The parcel is accessed off of Pemm Place and is bounded by North La Cumbre Road to the west. Public improvements within the existing City public right-of-way for Pemm Place include re-grading, realigning, and repaving the street, a new sidewalk and parkway on the north side, tree removal, and installation of new street trees are included as part of the subdivision. The Planning Commission initiated the annexation on October 5, 2017.

The discretionary applications required for this project are:

Recommendation by Planning Commission to City Council, and subsequent approval by City Council and the Local Agency Formation Commission (LAFCO):

- A. Annexation and Reorganization of the subject property from the unincorporated area of Santa Barbara County to the city of Santa Barbara;
- B. General Plan Amendment to add the subject property to the City's General Plan Map with a designation of Low Density Residential, Five Dwelling Units Per Acre (SBMC Chapter 30.235); and
- C. Zoning Map Amendment to add the subject property to the City's Zoning Map with a designation of RS-7.5/USS (Residential Single-Unit, 7,500 square foot minimum lot size/Upper State Street Area Overlay) (SBMC Chapter 30.235).

Planning Commission may take action to approve the following application contingent upon the above listed applications:

- D. Tentative Subdivision Map to allow the division of one parcel into three lots (SBMC Chapter 27.07).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15183.

Tony Boughman, Assistant Planner, gave the Staff presentation.

Zoe Carlson, Dudek, gave the Applicant presentation.

Public comment opened at 3:29 p.m., and as no one wished to speak, it closed.

**MOTION: Thompson/Higgins**

**Assigned Resolution No. 003-19**

The Planning Commission recommends that City Council approve the Annexation, General Plan Amendment, and Zoning Map Amendment, and approves the Tentative Subdivision Map contingent upon approval of the Annexation by the Local Agency Formation Commission (LAFCO), making the findings outlined in Section VI of the staff report dated January 17, 2019 and subject to the conditions of approval in Exhibit A of the staff report.

The motion carried by the following vote:

Ayes: 5 Noes: 0 Abstain: 0 Absent: 2 (Campanella and Lodge)

The ten calendar day appeal period was announced.

**IV. ADMINISTRATIVE AGENDA**

**ACTUAL TIME: 3:46 P.M.**

A. Committee and Liaison Reports:

1. Commissioner Higgins reported on the Staff Hearing Officer meeting of January 16, 2019.
2. Other Committee and Liaison Reports
  - a. Commissioner Schwartz explained that the *Lower Cost Overnight Accommodations Study* is underway, and announced that there will be a public informational meeting on January 30, 2019, from 1 – 2 p.m., in the David Gebhard Public Meeting Room.
  - b. Commissioner Wiscomb reported on the 2019 Planning Commission liaison appointments which were assigned during today's lunch meeting and requested a motion to approve the appointments as assigned.

**MOTION: Schwartz/Jordan**

Approve the 2019 liaison appointments as assigned at the lunch meeting.

This motion carried by the following vote:

Ayes: 5 Noes: 0 Abstain: 0 Absent: 2 (Campanella and Lodge)

**V. ADJOURNMENT**

Chair Wiscomb adjourned the meeting at 3:50 p.m.

Submitted by,

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Krystal M. Vaughn, Senior Commission Secretary

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