



**City of Santa Barbara**  
**PLANNING COMMISSION**  
**MINUTES**  
**JUNE 20, 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 1:02 p.m.

**I. ROLL CALL**

Chair Lesley Wiscomb, Vice Chair Mike Jordan, Commissioners John P. Campanella, Sheila Lodge, Deborah L. Schwartz, and Addison Thompson

Absent: Commissioner Jay D. Higgins

**STAFF PRESENT**

Tava Ostrenger, Assistant City Attorney  
Allison DeBusk, Senior Planner  
Daniel Gullett, Principal Planner  
Melissa Hetrick, Project Planner  
Rosie Dyste, Project Planner  
Kelly Brodison, Associate Planner  
Timmy Bolton, Associate Planner,  
Krystal M. Vaughn, Senior Commission Secretary  
Heidi Reidel, Commission Secretary

**II. PRELIMINARY MATTERS**

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

No requests.

B. Announcements and appeals:

No announcements.

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

1. June 6, 2019 Minutes

**MOTION: Lodge/Schwartz**

Approve the minutes as presented.

The motion carried by the following vote:

Ayes: 4 Noes: 0 Abstain: 2 (Campanella & Thompson) Absent: 1 (Higgins)

Commissioner Campanella & Jordan abstained from Item III.A.

2. Planning Commission Resolution No. 007-19  
115 W. Anapamu Street Building Height Exception

**MOTION: Lodge/Jordan**

Approve the resolution as presented.

The motion carried by the following vote:

Ayes: 4 Noes: 0 Abstain: 2 (Campanella & Thompson) Absent: 1 (Higgins)

3. Planning Commission Resolution No. 008-19  
Proposed Amendments to the Santa Barbara Municipal Code to Regulate the  
Conversion of Mobilehome or Permanent Recreational Vehicle Parks to Other  
Uses

**MOTION: Thompson/Lodge**

Approve the resolution as presented.

The motion carried by the following vote:

Ayes: 5 Noes: 0 Abstain: 1 (Jordan) Absent: 1 (Higgins)

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

Public comment opened at 1:06 p.m. and the following individual spoke:

1. Anna Marie Gott

Public comment closed at 1:09 p.m.

### III. CONCEPT REVIEW

**ACTUAL TIME: 1:09 P.M.**

**APPLICATION OF ED DEVICENTE, ARCHITECT FOR PROPERTY OWNER PRICE LIVING TRUST, 219 E HALEY STREET, APN 031-202-014, MC (MANUFACTURING COMMERCIAL) ZONE, GENERAL PLAN LAND USE DESIGNATION: COMMERCIAL INDUSTRIAL MEDIUM-HIGH RESIDENTIAL (15-27 DU/ACRE) / PRIORITY HOUSING OVERLAY (37-63 DU/ACRE) (PLN2016-00078)**

*This item was postponed from May 16, 2019.*

This is a Concept Review Hearing. The project involves a proposal for a new mixed-use development using the Average Unit-Size Density (AUD) Incentive Program. The proposal includes the demolition of seven existing structures housing eight residential units and the construction of a four-story, 35-unit, mixed-use development. Unit mix will include 14 two-bedroom units, 16 one-bedroom units, and 5 studios, ranging in size from 412 to 1,011 square feet, with an average unit size of 715 square feet. Also proposed are two commercial spaces totaling 1,844 square feet. The proposed density on this 24,541 square foot parcel would be 63 dwelling units per acre on a parcel with a General Plan Land Use designation of Commercial Industrial/Medium High Residential (15-27 dwelling units (du) per acre) in the Priority Housing Overlay (37-63 du/acre). There will be 36 covered parking spaces for the residential units and 4 parking spaces for the commercial area.

This project will require approval by the Architectural Board of Review.

The project requires Planning Commission Conceptual Review because the lot size is more than 15,000 square feet and the project is being proposed under the AUD Incentive Program Priority Housing Overlay (SBMC §30.150.060.A). The purpose of this hearing is for Planning Commission and the public to review the proposed project design and provide the applicant, staff and the Architectural Board of Review (ABR) with comments on the proposed improvements, design, and General Plan consistency (SBMC §30.150.060.E).

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.

**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.**

Kelly Brodison, Associate Planner, gave the Staff presentation

Richard Six, Architectural Board of Review (ABR) Board Member, provided comments from the ABR and was available to answer questions.

Ed DeVicente, Architect, gave the Applicant presentation.

Public comment opened at 2:16 p.m. and the following individuals spoke:

1. Richard Six, opposed.
2. Anna Marie Gott. Jose Gallegos, Giselle Delgado, Flor Moreno ceded time to Ms. Gott.
3. Rob Hunter, opposed.
4. Lorna Boyd, opposed.

5. Natalia Govoni, opposed.
6. Christine Neuhauser, opposed.
7. Rosie Salazar
8. Charles V. Love

Written correspondence from Kellam de Forest, Sebastian Aldana Jr., Alan Macy, Marell Brooks, Steve Hoegerman, Bonnie Donovan, Heather Taylor, and Anna Marie Gott was acknowledged.

Public comment closed at 2:41 p.m.

**MOTION: Campanella/Thompson**

The Planning Commission finds the project consistent with the goals and policies of the General Plan.

This motion carried by the following vote:

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

**MOTION: Campanella/Thompson**

The Planning Commission finds that, under the City's Zoning Ordinances, the project is consistent in size, bulk, scale and is appropriate for the site.

This motion carried by the following vote:

Ayes: 5 Noes: 1 (Lodge) Abstain: 0 Absent: 1 (Higgins)

**MOTION: Campanella/Thompson**

The Planning Commission finds that the open space is appropriate for the project.

This motion carried by the following vote:

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

**MOTION: Campanella/Thompson**

The Planning Commission finds that the design of the project appropriately responds to established public scenic vistas because, at this particular site, there are no established public scenic vistas being blocked or impeded.

This motion carried by the following vote:

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

**MOTION: Campanella/Thompson**

The Planning Commission finds that either partially or fully undergrounding the parking garage is not appropriate for the site due to the environmental conditions.

This motion carried by the following vote:

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

**\* THE COMMISSION RECESSED FROM 4:17 TO 4:26 P.M. \***

**IV. NEW ITEM****ACTUAL TIME: 4:26 P.M.****RECOMMENDATION TO CITY COUNCIL ON CALIFORNIA COASTAL COMMISSION'S RESOLUTION OF CERTIFICATION AND SUGGESTED MODIFICATIONS TO LOCAL COASTAL PROGRAM AMENDMENT LCP-4-SBC-18-0062-1 FOR THE UPDATED COASTAL LAND USE PLAN (PLN2018-00070).**

The purpose of this hearing is for Planning Commission to consider and forward a recommendation to the City Council regarding California Coastal Commission's (CCC) Suggested Modifications to the updated Coastal Land Use Plan. In August 2018, Santa Barbara City Council adopted a comprehensively updated Coastal Land Use Plan (LUP), including an updated Land Use Map (PLN2018-00070). After adoption, the updated Coastal LUP was submitted to the CCC for certification (LCP-4-SBC-18-0062-1). On May 9, 2019, the CCC certified the updated Coastal LUP with suggested modifications. The updated Coastal LUP will not be effective until: 1) The City Council agrees to the CCC's suggested modifications to the updated Coastal LUP; and 2) The CCC determines at its next public meeting that the City's action to accept the suggested modifications is legally adequate to satisfy the CCC's certification order. Once the updated Coastal LUP becomes effective, all Coastal Development Permits approved after that day must be consistent with the updated Coastal LUP.

Melissa Hetrick, Project Planner, gave the Staff presentation. Daniel Gullett, Principal Planner; Rosie Dyste, Project Planner; and Timmy Bolton, Associate Planner, were available to answer questions.

Public comment opened at 4:53 p.m. and the following individuals spoke:

1. Gail Osherenko, support.
2. Jim Hurnblad, support.

Written correspondence from Mary Ellen Brooks and Betsy Cramer, Co-Presidents Citizens Planning Association; and Gail Osherenko was acknowledged.

Public comment closed at 5:03 p.m.

**MOTION: Lodge/Schwartz****Assigned Resolution No. 009-19**

The Planning Commission recommends that City Council accept the California Coastal Commission Resolution of Certification and Suggested Modifications to Local Coastal Program Amendment LCP-4-SBC-18-0062-1 for the comprehensive update of the Coastal Land Use Plan.

The motion carried by the following vote:

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

**V. ADMINISTRATIVE AGENDA**

**ACTUAL TIME: 5:08 P.M.**

A. Committee and Liaison Reports:

1. Staff Hearing Officer Liaison Report

No report.

2. Other Committee and Liaison Reports

- a. Commissioners Schwartz and Thompson reported on the third meeting of the Olive Mill / Coast Village Road Roundabout Working Group.
- b. Commissioners Schwartz and Campanella discussed the importance and progress of the Residential Multi-Unit Objective Design Standards Working Group and announced that the next meeting will be on June 21, 2019.
- c. Commissioner Lodge reported on the Historic Landmarks Commission meeting of June 12, 2019.
- d. Chair Wiscomb reported on the Downtown Parking Committee meeting of June 13, 2019.

**ADJOURNMENT**

Chair Wiscomb adjourned the meeting at 5:18 p.m.

Submitted by,

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Krystal M. Vaughn, Senior Commission Secretary