



# City of Santa Barbara

## PLANNING COMMISSION

### MINUTES

SEPTEMBER 5, 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

#### CALL TO ORDER

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

#### I. ROLL CALL

Chair Lesley Wiscomb, Commissioners John P. Campanella, Jay D. Higgins, Sheila Lodge, Deborah L. Schwartz, and Addison Thompson

Absent: Vice Chair Mike Jordan

#### STAFF PRESENT

Ariel Calonne, City Attorney  
Tava Ostrenger, Assistant City Attorney  
Renee Brooke, City Planner  
Susan Reardon, Senior Planner  
Allison DeBusk, Senior Planner  
Tony Boughman, Assistant Planner  
Adam Hendel, Principal Engineer  
Christy Foreman, Senior Plans Examiner  
Chelsey Swanson, Associate Transportation Planner  
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:**

Ms. DeBusk announced that the project at 302 and 308 West Montecito Street was appealed to City Council and the hearing date is set for November 19, 2019.

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

1. Planning Commission August 8, 2019 Minutes
2. Planning Commission Resolution No. 011-19  
2327 Edgewater Way

**MOTION: Schwartz/Lodge**

Approve the minutes of August 8, 2019 and Resolution No. 011-19 as presented.

The motion carried by the following vote:

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

3. Planning Commission August 15, 2019 Minutes
4. Planning Commission Resolution No. 012-19  
302 and 308 West Montecito Street

**MOTION: Lodge/Schwartz**

Approve the minutes of August 15, 2019 and Resolution No. 012-19 as amended.

The motion carried by the following vote:

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

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

Public comment opened at 1:08 p.m.

The following individual spoke:

1. Anna Marie Gott

Public comment closed at 1:13 p.m.

Written correspondence from Anna Marie Gott was acknowledged.

**III. NEW ITEMS****A. ACTUAL TIME: 1:13 P.M.****RECOMMENDATION TO COUNCIL**

The Planning Commission will review proposed zoning text amendments to the Zoning Information Report Program found in various sections of Titles 28 and 30 of the Municipal Code, specifically sections 28.87.220, 28.92.130, 30.200.040, 30.200.050, 30.205.120, and all of Chapter 30.285 and forward a recommendation on the proposed amendments to the City Council . The proposed changes will amend the Zoning Information Report Program to require only the disclosure of existing City Zoning and Building and Safety written records by the City to residential real estate buyers prior to the sale of the property.

Staff has determined that the ordinance amendment does not require further environmental review under provisions of the California Environmental Quality Act (CEQA) and CEQA Guidelines.

Susan Reardon, Senior Planner, gave the Staff presentation. Ariel Calonne, City Attorney and Renee Brooke, City Planner, were available to answer questions.

Public comment opened at 1:46 p.m., and the following individuals spoke:

1. Thomas Schultheis, Santa Barbara Association of Realtors, support
2. Bob Hart, Santa Barbara Association of Realtors, support
3. Anna Marie Gott
4. Jarrett Gorin, Vanguard Planning, support

Written correspondence from Krista Pleiser, MPP, RCE for Thomas Schultheis, Santa Barbara Association of Realtors was acknowledged.

Public comment closed at 2:01 p.m.

**MOTION: Lodge/Schwartz**

**Assigned Resolution No. 013-19**

The Planning Commission recommends that City Council adopt the Zoning Ordinance Text Amendments related to the Zoning Information Report Program, with the following revisions:

1. Language should be consistent when referring to “paper copies” and “physical copies” of documents.
2. Correct the ordinance where strikethrough of 28.87.220.E is missing.
3. Strikeout the specific reference to “official building plans” in the definition of a Zoning Information Report, including subsections 28.87.220 B.4. and 30.285.020.
4. Incorporate the revisions presented by staff at the hearing, which in part, allow the disclosure of a ZIR to occur no later than seven days after entering into an agreement of sale.

The motion carried by the following vote:

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

**\* THE COMMISSION RECESSED FROM 2:29 TO 2:39 P.M. \***

**B. ACTUAL TIME: 2:39 P.M.****APPLICATION OF EDWARD DEVICINTE, ARCHITECT FOR HANNAH BEACHSIDE LLC, PROPERTY OWNER, 11 ANACAPA STREET, APN 033-112-010, OC/SD-3 ZONE, LOCAL COASTAL PROGRAM LAND USE PLAN DESIGNATION: OCEAN-ORIENTED COMMERCIAL (PLN2017-00009)**

The project consists of the renovation and adaptive re-use of an existing 11,201 net square foot multi-tenant commercial building. Specific improvements include, but are not limited to: converting 2,500 net square feet on the ground floor to a restaurant use; converting 1,291 net square feet on the ground floor to a retail use; a new deck for outdoor restaurant seating; accessibility upgrades; a new transformer; a new trash enclosure; a reconfigured parking lot; and new landscaping.

The discretionary applications required for this project are:

1. A Modification to provide fewer than the required number of parking spaces (SBMC §28.92.110); and
2. A Coastal Development Permit (CDP2018-00019) 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.

Tony Boughman, Assistant Planner, gave the Staff presentation. Chelsey Swanson, Associate Transportation Planner and Adam Hendel, Principal Engineer were available to answer questions.

Jarrett Gorin, Vanguard Planning, gave the Applicant presentation.

Public comment opened at 3:17 p.m., and the following individuals spoke:

1. Anna Marie Gott, oppose
2. John Thyne, support
3. Neren Porter-Kasbati, support
4. Wally Piatt, support
5. Matt Labrie, support
6. Jan Van Yurt, support
7. Adam White, support
8. Dina Murrillo, support
9. Joe Ramelli, support
10. Magda Arroyo, support
11. Ray Mahboob, support
12. Reggie Drew, support
13. Lenny Germano, support

Written correspondence from Rick Closson, Anna Marie Gott, and William Rehling was acknowledged.

Public comment closed at 3:37 p.m.

**MOTION: Thompson/Higgins**

**Assigned Resolution No. 014-19**

Approve the project, making the findings for the Parking Modification and Coastal Development Permit as outlined in the Staff Report dated August 30, 2019, subject to the Conditions of Approval as outlined in the Staff Report, with the following revisions to the Conditions of Approval:

1. Eliminate the second sentence in Condition B.3.b.
2. Add a condition requiring valet parking to be free of charge.
3. Use the language “a parking attendant shall be on duty at all times when a restaurant is open to the public or is in use for a private event” consistently in conditions B.1 and B.3.b.

The motion carried by the following vote:

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

The ten calendar day appeal period was announced.

**IV. ADMINISTRATIVE AGENDA**

**ACTUAL TIME: 4:39 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 ongoing meetings about the Olive Mill / Coast Village Road roundabout and announced the Friday, October 11, 2019 meeting of the Montecito Association Land Use Committee from 3-5 pm.
- b. Commissioner Campanella reported on the meetings of the Objective Design Standards Work Group and the upcoming September 9, 2019 meeting of the Architectural Board of Review.
- c. Commissioner Wiscomb reported on the August 22, 2019 meeting of the Harbor Commission Commercial Fishing Subcommittee.

**V. ADJOURNMENT**

Chair Wiscomb adjourned the meeting at 4:45 p.m.

Submitted by,

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Heidi Reidel, Commission Secretary