



City of Santa Barbara
PLANNING COMMISSION
MINUTES
SEPTEMBER 19, 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
Heidi Reidel, Commission Secretary

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, Commissioners John P. Campanella, Jay D. Higgins, Sheila Lodge, and Addison Thompson

Absent: Commissioner Deborah L. Schwartz

STAFF PRESENT

Tava Ostrenger, Assistant City Attorney
Allison DeBusk, Senior Planner
Kelly Brodison, Associate 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:

1. Ms. DeBusk announced that the project at 11 Anacapa Street was appealed by two separate parties to City Council. A hearing date has yet to be set.

2. Commissioner Jordan invited Liz Smith, Creeks Outreach Coordinator, to provide information about Creek Week.
- C. Review, consideration, and action on the following draft Planning Commission minutes and resolutions:

1. Planning Commission September 5, 2019 Minutes

MOTION: Thompson/Lodge

Approve the September 5, 2019 minutes as presented.

The motion carried by the following vote:

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

2. Planning Commission Resolution No. 013-19
Zoning Text Amendments to the Zoning Information Report Program

MOTION: Lodge/Thompson

Approve the Resolution No. 013-19 as presented.

The motion carried by the following vote:

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

3. Planning Commission Resolution No. 014-19
11 Anacapa Street

MOTION: Lodge/Thompson

Approve the Resolution No. 014-19 as presented.

The motion carried by the following vote:

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

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

Public comment opened at 1:13 p.m.

The following individual spoke:

1. Anna Marie Gott

Public comment closed at 1:15 p.m.

III. NEW ITEM**ACTUAL TIME: 1:15 P.M.****APPLICATION OF JOHN CUYKENDALL, DUDEK, AGENT FOR VERDE VENTURES, LLC, PROPERTY OWNER OF 35 N. CALLE CESAR CHAVEZ, APN 017-113-004, OM-1 (OCEAN-ORIENTED LIGHT MANUFACTURING) AND SD-3 (COASTAL OVERLAY) ZONES, LOCAL COASTAL PROGRAM LAND USE PLAN DESIGNATION: OCEAN-ORIENTED INDUSTRIAL (PLN2019-00336)**

The project consists of a request for a new Coastal Development Permit for warehouse buildings that were previously approved by the Staff Hearing Officer on April 30, 2014, and a Conditional Use Permit to allow a building materials supply company and a lumber yard to operate out of said buildings located at 35 N. Calle Cesar Chavez. The 28,350 square foot lot is located within the City's Ocean-Oriented Light Manufacturing (OM-1) Zone in the appealable and non-appealable jurisdictions of the Coastal Zone, and has a Coastal Land Use Designation of Ocean Oriented Industrial.

The discretionary applications required for this project are:

1. A Coastal Development Permit (CDP2019-00020) to allow the proposed development and use in the Appealable and Non-Appealable Jurisdictions of the City's Coastal Zone (SBMC §28.44); and
2. A Conditional Use Permit to allow the development in the OM-1 Zone to be used as a building materials supply company and lumber yard (SBMC §28.73.030 and §28.94.030.X).

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

Kelly Brodison, Associate Planner, gave the Staff presentation.

Tava Ostrenger, Assistant City Attorney announced that LUP policies 2.1-4, 2.1-7, 2.1-8, and 2.1-16 were incorrectly referenced in the staff report and do not apply to the project findings.

Beth Collins, Brownstein Hyatt Farber Schreck, gave the Applicant presentation, and was joined by Mark Rabatin, Owner and Jaime Melgoza, Owner.

Public comment opened at 2:06 p.m., and the following individuals spoke:

1. Anna Marie Gott, oppose
2. Brad Frohling, support

Written correspondence from William Rehling, Carolyn Groves, Anna Marie Gott, and Beth Collins was acknowledged.

Public comment closed at 2:13 p.m.

MOTION: Thompson/Jordan**Assigned Resolution No. 015-19**

Approve the project, making the findings for the Coastal Development Permit and Conditional Use Permit as outlined in the Staff Report dated September 12, 2019, subject to the Conditions of Approval as outlined in the Staff Report, with the additional findings in the letter dated September 19, 2019 provided by Beth Collins of Brownstein Hyatt Farber Schreck.

The motion carried by the following vote:

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

The ten calendar day appeal period was announced.

IV. ADMINISTRATIVE AGENDA**ACTUAL TIME: 2:31 P.M.****A. Committee and Liaison Reports:****1. Staff Hearing Officer Liaison Report**

No report.

2. Other Committee and Liaison Reports

- a. Commissioner Jordan reported on the September 19, 2019 meeting of the Water Commission.
- b. Commissioner Campanella reported on the September 17, 2019 meeting of the American Planning Association Conference.
- c. Commissioner Lodge reported on the September 13, 2019 Special Design Review Training.
- d. Commissioner Wiscomb reported on the meetings of the Sea Level Rise Adaptation Subcommittee and the Downtown Parking Committee.

V. ADJOURNMENT

Chair Wiscomb adjourned the meeting at 2:41 p.m.

Submitted by,

Heidi Reidel, Commission Secretary