



City of Santa Barbara

PLANNING COMMISSION

MINUTES

NOVEMBER 7, 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 1:00 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

Gregory Lusitana, Assistant City Attorney
Allison DeBusk, Senior Planner
Ellen Kokinda, Planning Analyst
Krystal Vaughn, Senior Commission Secretary
Chelsey Swanson, Associate Transportation Planner

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 City Council/Planning Commission Joint meeting being held on November 14, 2019 at 8:30 A.M. in the David Gebhard Public Meeting Room.

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

1. Planning Commission October 10, 2019 Minutes

MOTION: Thompson/Lodge

Approve the minutes as amended.

The motion carried by the following vote:

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

2. Planning Commission October 17, 2019 Minutes

MOTION: Schwartz/Lodge

Approve the minutes as amended.

The motion carried by the following vote:

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

3. Planning Commission Resolution No. 017-19
691 N. Hope Ave.

MOTION: Lodge/Higgins

Approve the resolution as presented.

The motion carried by the following vote:

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

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

Public comment opened at 1:04 p.m. and the following individuals spoke:

1. Anna Marie Gott

Public comment closed at 1:07 p.m.

III. NEW ITEM**ACTUAL TIME: 1:07 P.M.****APPLICATION OF AMY TAYLOR, ARCHITECT FOR JARROTT FAMILY TRUST 3/20/1989, PROPERTY OWNER, 1723 GARDEN STREET, APN: 027-112-007, RS-15 ZONE (SINGLE FAMILY RESIDENTIAL), GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL, 3 DWELLING UNITS/ACRE (PLN2018-00668)**

The project consists of a proposal to reduce the number of residential units within a multi-unit residence from 11 to 9 per a 1975 Planning Commission Condition of Approval, and to allow various unpermitted site conditions including a garden area that displaced five required parking spaces, unpermitted doors, a deck and stairs, and minor additions to two of the units to accommodate interior walls. One “as-built” deck and one “as-built” stairway are proposed to be removed and replaced with a conforming deck and stairway. No additional exterior alterations would be required for the reduction of units as the two additional units were created with an interior remodel. The project also includes alterations to the interior configuration of various units.

The 12,487 square foot RS-15 zoned lot is currently developed with a two-story multi-residential building with six units on the first floor and five units on the second floor. Planning Commission review is requested for a parking modification to reduce the eight required vehicle parking spaces to three provided, and an interior setback modification. The project includes preservation of the open yard at the rear of the lot in lieu of providing the five additional required parking spaces, and requires a waiver from the Architectural Board of Review for an Alternative Open Yard Design. This project would address violations in Zoning Information Report ZIR2017-00334 and Enforcement Case ENF2017-01216.

The discretionary applications required for this project are:

- A. An Interior Setback Modification to allow the “as-built” construction of a deck and stairs and long-term bicycle parking within the required 10-foot interior setback (SBMC §30.20.030.A and §30.250.020.B); and
- B. A Parking Modification to allow less than the required amount of vehicle and bicycle parking (SBMC §30.175.040 and §30.250.020.A).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Sections 15301 (Existing Facilities) and 15305 (Minor Alterations in Land Use Limitations).

Ellen Kokinda, Planning Analyst, gave the Staff presentation. Chelsey Swanson, Associate Transportation Planner, was available to answer questions.

Amy Taylor, Architect, gave the Applicant presentation, and was joined by Valarie Cherot and Dale Francisco.

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

1. Sheila Lewis, support

2. Gary Carroll, support
3. M. Susan Billing, support
4. Lois Capps, support
5. Linda Fredericks, support
6. Lynda Van Patter, support
7. Anna Marie Gott, opposed
8. Dr. Pamela Post, support
9. Harwood Bendy White, support. Kathy Snow ceded time to Mr. White.
10. Nancy Darrow, support
11. John Jameson, opposed
12. Robert Strong

Written correspondence from Lois Capps, Erika Rutledge, Bob Strong, Joshua Patlak, Stephen and Sonja Smith, Linda Fredericks, Gary Carroll, Susan Billig, Shelia Lewis, and a petition with 92 signatures was acknowledged.

Public comment closed at 2:13 p.m.

MOTION: Thompson/Higgins

Assigned Resolution No. 018-19

Approve the project, making the findings for the Parking Modification and Interior Setback Modification as outlined in the Staff Report dated October 31, 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 condition requiring the rear deck to be set back 28 feet from the garage.
2. Eliminate the Landscape Plan Compliance condition.

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: 3:00 P.M.

A. Committee and Liaison Reports:

1. Staff Hearing Officer Liaison Report

No report.

2. Other Committee and Liaison Reports

- a. Commissioner Lodge reported on the Architectural Board of Review Consent meeting of October 21, 2019.

V. ADJOURNMENT

Chair Wiscomb adjourned the meeting at 3:02 p.m.

Submitted by,

Krystal Vaughn, Administrative Assistant

DRAFT