



City of Santa Barbara

PLANNING COMMISSION

MINUTES

NOVEMBER 21, 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 1:01 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

Tava Ostrenger, Assistant City Attorney
Allison DeBusk, Senior Planner
Andrew Bermond, Project Planner
Heidi Reidel, Commission Secretary

II. PRELIMINARY MATTERS

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

Ms. DeBusk announced that Item III.A, 923 Castillo Street, has been postponed indefinitely.

B. Announcements and appeals:

Ms. DeBusk announced that City Council's consideration of the 302-308 West Montecito Street appeal was continued to December 17, 2019.

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

1. Planning Commission November 7, 2019 Minutes
2. Planning Commission Resolution No. 018-19
1723 Garden Street

MOTION: Schwartz/Lodge

Approve the minutes and 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 1:03 p.m., and as no one wished to speak, it closed.

III. NEW ITEM

A. APPLICATION OF RICHARD REDMOND, ARCHITECT FOR TAYLOR TATMAN, PROPERTY OWNER OF 923 CASTILLO STREET, APN: 039-301-014, R-M (RESIDENTIAL MULTI-UNIT) ZONE, GENERAL PLAN LAND USE DESIGNATION: MEDIUM HIGH DENSITY RESIDENTIAL (15-27 DU/ACRE) (PLN2015-00468)

The proposed project involves the construction of three two-bedroom condominiums with seven on-grade parking spaces on a vacant 9,040-square-foot (gross) lot adjacent to Mission Creek. The proposed three-unit condominium project would be 14.57 du/acre, which is consistent with the R-M (Residential Multi-Unit) Zone and with the General Plan Designation of Medium High Density Residential (15-27 du/acre).

The discretionary application required for this project is a Tentative Subdivision Map for a one-lot subdivision to create three (3) residential condominium units (SBMC Chapters 27.07 and 27.13).

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

Item postponed indefinitely.

B. ACTUAL TIME: 1:03 P.M.**APPLICATION OF PATSY PRICE, BROWNSTEIN HYATT FARBER SCHRECK, AGENT FOR GOLETA WEST SANITARY DISTRICT, 1 CLYDE ADAMS ROAD, APN 073-450-003; A-F/CZ (AVIATION FACILITIES/COASTAL OVERLAY) ZONES, GENERAL PLAN DESIGNATION: GOLETA SLOUGH NATURAL RESERVE (PLN2019-00441)**

The project consists of the removal of approximately 530 feet of chain link fence and installation of a 3-foot-high concrete floodwall with 3-foot-high wrought iron “spear top” posts surrounding the Goleta West Sanitary District (GWSD) facility on Santa Barbara Airport property adjacent to the University of California, Santa Barbara (UCSB). The project site is in the Aviation Facilities Zone (A-F) and the Appealable Jurisdiction of the California Coastal Zone (CZ).

The discretionary application required for this project is a Coastal Development Permit (CDP2019-00020) to allow the proposed wall in the Appealable Jurisdiction of the City’s Coastal Zone (SBMC §28.44.060).

The Goleta West Sanitary District adopted an Addendum to a Mitigated Negative Declaration (MND) on April 26, 2019. Prior to issuance of a Coastal Development Permit, Planning Commission must consider the MND Addendum pursuant to California Environmental Quality Act (CEQA) Guidelines §15096.

Andrew Bermond, Project Planner, gave the Staff presentation.

Patsy Price, Agent, Goleta West Sanitary District, gave the Applicant presentation.

Public comment opened at 1:32 p.m., and as no one wished to speak, it closed.

MOTION: Lodge/Thompson**Assigned Resolution No. 019-19**

Approve the project, making the findings for the Coastal Development Permit as outlined in the Staff Report dated November 14, 2019, subject to the Conditions of Approval as outlined in the Staff Report, with the following revisions to the Conditions of Approval:

1. Add the complete project description to Item B.1.
2. Remove Item B.2 Uninterrupted Water Flow.

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: 1:35 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 November 13, 2019 meeting of the Creeks Committee.
- b. Commissioner Thompson reported on the November 18, 2019 joint meeting of the City of Santa Barbara Architectural Board of Review and the Montecito Board of Architectural Review.
- c. Commissioner Schwartz reported on the November 18, 2019 joint meeting of the City of Santa Barbara Architectural Board of Review and the Montecito Board of Architectural Review; and the November 19, 2019 meeting of the Sea Level Rise Subcommittee.
- d. Commissioner Campanella reported on the November 18, 2019 meeting of the Architectural Board of Review.

V. ADJOURNMENT

Chair Wiscomb adjourned the meeting at 1:49 p.m.

Submitted by,

Heidi Reidel, Commission Secretary