



# City of Santa Barbara

## PLANNING COMMISSION

### JANUARY 10, 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 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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#### NOTICES

**A. TUESDAY, JANUARY 8, 2019**  
**SITE VISIT**

**7:45 A.M.**

Depart 630 Garden Street  
Community Development Parking Lot

1502 Chapala Street  
Contact: Stephanie Swanson  
[SSwanson@SantaBarbaraCA.gov](mailto:SSwanson@SantaBarbaraCA.gov)  
(805) 564-5470, ext. 4569

**Site visit held.**

#### PLEASE BE ADVISED

**AGENDAS, MINUTES, & REPORTS:** Documents relating to agenda items are available for review in the Community Development Department at 630 Garden Street, and agendas, minutes, and reports are also posted online at [SantaBarbaraCA.gov/PC](http://SantaBarbaraCA.gov/PC). Please note that online Staff Reports may not include some exhibits. Materials related to an item on this agenda submitted to the Planning Commission after distribution of the agenda packet are available for public inspection in the Community Development Department at 630 Garden Street during normal business hours.

**PLANS & ADDITIONAL INFORMATION:** The scope of a project may be modified as it proceeds through the planning process. If you have any questions, wish to review the plans, or wish to be placed on a mailing list for future agendas for an item, contact the Case Planner as listed in the project description. Office hours are 8:30 a.m. to 4:30 p.m., Monday through Thursday, and every other Friday (see [SantaBarbaraCA.gov/Calendar](http://SantaBarbaraCA.gov/Calendar) for closure dates).

**TELEVISION COVERAGE:** Planning Commission meetings are broadcast live on City TV-Channel 18 and online at [SantaBarbaraCA.gov/CityTV](http://SantaBarbaraCA.gov/CityTV). See [SantaBarbaraCA.gov/CityTVProgramGuide](http://SantaBarbaraCA.gov/CityTVProgramGuide) for a rebroadcast schedule. An archived video of this meeting will be available at [SantaBarbaraCA.gov/PCVideos](http://SantaBarbaraCA.gov/PCVideos).

**APPEALS:** Some items before the Planning Commission may be appealed to City Council. The appeal, accompanied by the appropriate filing fee per application, must be filed with the City Clerk’s office within 10 calendar days of the Planning Commission decision.

**I. ROLL CALL**

**Roll call taken. All Commissioners were present.**

**II. PRELIMINARY MATTERS**

A. Nominations and election of Chair and Vice-Chair.

**Nominate Commissioner Wiscomb as Chair.**

**Schwartz/Jordan Vote: 7/0**

**Abstain: 0**

**Absent: 0**

**Nominate Commissioner Jordan as Vice Chair.**

**Schwartz/Higgins Vote: 7/0**

**Abstain: 0**

**Absent: 0**

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

**No requests made.**

C. Announcements and appeals.

**Announcements made.**

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

1. December 20, 2018 Minutes

**Approved as amended.**

**Thompson/Jordan Vote: 7/0**

**Abstain: 0**

**Absent: 0**

E. Comments from members of the public pertaining to items not on this agenda. Due to time constraints, each person is limited to two minutes.

**Public Comment opened at 1:05 p.m., and was closed at 1:08 p.m.**

**III. CONSENT ITEM****ACTUAL TIME: 1:08 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 (MST2018-00505)**

Consideration of draft Findings and Conditions of Approval for a Conditional Use Permit (SBMC Chapters.28.73 and 28.94) to operate a building materials supply company and lumber yard in the OM-1 Zone, at 35 N. Calle Cesar Chavez, based on Planning Commission's December 20, 2018 motion to support the project.

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15301 Existing Facilities.

**Approved and made the findings for the Conditional Use Permit, subject to the Conditions of Approval, as outlined in the Staff Report dated January 3, 2018 and amended January 10, 2019.**

**Jordan/Higgins     Vote: 7/0****Abstain: 0****Absent: 0****Resolution No. 001-19****IV. NEW ITEM****ACTUAL TIME: 1:20 P.M.****APPLICATION OF ALEX PUJO, ARCHITECT FOR JASON LOCICERO, TRUSTEE FOR LOCICERO LIVING TRUST 6 28-95, 1502 CHAPALA STREET, APN 027-231-017, C-G ZONE (COMMERCIAL GENERAL), GENERAL PLAN DESIGNATION: COMMERCIAL/MEDIUM HIGH RESIDENTIAL (15-27 DU/ACRE) (MST2018-00454)**

The project consists of legalization of four "as-built" converted commercial tenant spaces to residential tenant spaces, "as-built" interior remodels to accomplish the changes of use, and proposed landscape changes, including the addition of bicycle parking.

The 11,250 square foot C-G zoned lot is currently permitted to include eight residential units totaling 3,644 net square feet, seven commercial units totaling 2,291 net square feet, and a 480 square foot commercial accessory structure.

The "as-built" configuration includes twelve residential units and four commercial tenant spaces. The project proposes to use the City's Density Bonus Program to legalize the "as-built" residential units, which exceed the density allowances on the project site. In exchange, the project would restrict tenancy of four of the residential units to low-income tenants, which is

defined as not to exceed a household income of 80% of Area Median Income adjusted for household size and bedroom count.

The discretionary applications required for this project are:

1. A Lot Area Modification to allow for twelve residential units on the site rather than the three allowed under base density, or the six allowed under the Average Unit-Size Density Incentive Program, in conjunction with the City’s Density Bonus Program (SBMC §30.25.030, SBMC §30.145.030, and SBMC Chapter 30.250); and
2. A Parking Modification to maintain nonconforming parking and not provide the additional four required residential on-site parking spaces for the four converted residential units (SBMC §30.150.090.F and SBMC Chapter 30.250); and
3. An Open Yard Modification to provide less than 15% of the lot area as common open yard and no private open yard for the four proposed residential units (SBMC 30.140.140.2 and SBMC Chapter 30.250).

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

**Approved the project, making the findings for the Lot Area Modification, Parking Modification, and Open Yard Modification, as outlined in the Staff Report dated January 3, 2019, subject to the Conditions of Approval as outlined in the Staff Report, with revisions to the Conditions of Approval.**

**Lodge/Higgins      Vote: 7/0  
 Abstain: 0  
 Absent: 0  
 Resolution No. 002-19**

**V. ADMINISTRATIVE AGENDA**

**ACTUAL TIME: 2:46 P.M.**

- A. Committee and Liaison Reports.
1. Staff Hearing Officer Liaison Report  
     **No report given.**
  2. Other Committee and Liaison Reports  
     **Reports given.**

**VI. ADJOURNMENT**

**Meeting adjourned at 3:00 p.m.**