



City of Santa Barbara
PLANNING COMMISSION
APRIL 11, 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
Krystal M. Vaughn, Senior Commission Secretary

NOTICES

A. TUESDAY, APRIL 9, 2019
SITE VISITS

7:45 A.M.

Depart 630 Garden Street
Community Development Parking Lot

1202 DIANA RD*

Contact: Michelle Bedard, Assistant Planner
MBedard@SantaBarbaraCA.gov
(805) 564-5470, ext. 4551

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. 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 for closure dates).

TELEVISION COVERAGE: Planning Commission meetings are broadcast live on City TV-Channel 18 and online at SantaBarbaraCA.gov/CityTV. See SantaBarbaraCA.gov/CityTVProgramGuide for a rebroadcast schedule. An archived video of this meeting will be available at 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. Chair Wiscomb and Commissioner Thompson were absent.

II. PRELIMINARY MATTERS

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

Requests made.

B. Announcements and appeals.

Announcements made.

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

Jessica Metzger, Project Planner, City of Santa Barbara addressed the Commission.

III. NEW ITEM

ACTUAL TIME: 1:10 P.M.

A. ANNUAL ALLOCATION OF UNUSED OR EXPIRED NONRESIDENTIAL SMALL ADDITION SQUARE FOOTAGE

The Planning Commission will decide whether to allocate 15,316 square feet of unused or expired nonresidential Small Addition Floor Area from calendar year 2018 to the Small Addition category or to the Community Benefit category for future development. Unused or expired Small Additions are reallocated by Planning Commission on an annual basis per the Growth Management Program passed by Council Resolution on March 5, 2013.

Approved allocating 15,316 square feet of unused or expired nonresidential Small Addition Floor Area from calendar year 2018 to the Community Benefit category for future development as outlined in the Staff Report dated April 4, 2019.

Lodge/Jordan Vote: 5/0

Abstain: 0

Absent: 2 (Wiscomb and Thompson)

Resolution No. 005-19

ACTUAL TIME: 1:42 P.M.

B. APPLICATION OF SHAUN LYNCH, APPLICANT FOR BLH PROPERTIES LLC, PROPERTY OWNER, 1202 DIANA ROAD, APN 031-190-008, RS-6 (RESIDENTIAL SINGLE UNIT) ZONE, GENERAL PLAN LAND USE DESIGNATION: LOW DENSITY RESIDENTIAL, MAXIMUM 5 DU/AC (PLN2017-00217).

The project consists of a proposal to subdivide an existing 1.06-acre parcel into four lots in the RS-6, Residential Single Unit Zone and Low Density Residential (Max. 5 Dwelling Units/Acre) General Plan designation. The proposed lots vary in size from 9,004 to 15,505 square feet and comply with General Plan and Zoning density.

Proposed improvements for the subdivision include site grading (approximately 1,000 cubic yards of cut and 540 cubic yards of fill), removal of 5 existing oak trees, installation of 22 replacement oak trees, and approximately 8,500 square feet of paving to create a new shared driveway connecting the proposed lots to Cota Street, including alterations to the existing driveway/access for the existing condominiums on the adjacent lot, located at 1133 E. Cota Street. The existing driveway to Diana Road would remain as a secondary access.

The proposal includes development of a new two-story primary dwelling unit on three of the four proposed lots. Proposed residences would range in size from approximately 2,161 to 2,694 square feet, including an attached two-car garage.

Proposed Lot 3 would contain the existing one-story residence, which is a designated Structure of Merit. The project includes demolition of all unpermitted additions to this residence in order to return it to the configuration of the original 1921 adobe residence. Also proposed is the addition of an attached two-car garage at the rear of the residence. The proposal would result in an approximately 975 square foot residence and a 400 square foot garage on Lot 3.

Other site alterations include demolition of the existing detached garage and detached accessory buildings. The proposed project would also address violations identified in ENF2017-00868.

The discretionary applications required for this project are:

1. A Tentative Subdivision Map to allow the division of a 1.06-acre lot into four lots (SBMC Chapter 27.07);
2. A Public Street Frontage Waiver to allow a subdivision where access to the lots is provided by a private driveway that serves more than two lots, rather than by a public street (SBMC §22.060.300);
3. A Street Frontage Modification to allow proposed Lot 1 with less than the minimum 60 feet of frontage on a public street (SBMC §30.20.030 and SBMC §30.250.020);
4. A Street Frontage Modification to allow proposed Lot 2 with less than the minimum 60 feet of frontage on a public street (SBMC §30.20.030, and SBMC §30.250.020);
5. A Street Frontage Modification to allow proposed Lot 3 with less than the minimum 60 feet of frontage on a public street (SBMC §30.20.030, and SBMC §30.250.020); and
6. A Street Frontage Modification to allow proposed Lot 4 with less than the minimum 60 feet of frontage on a public street (SBMC §30.20.030 and SBMC §30.250.020).

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

Approved the project, making the findings for the Street Frontage Modifications, the Tentative Map, and Public Street Waiver, subject to the Conditions of Approval as outlined in the Staff Report, with the following revisions to the Conditions of Approval:

1. Include the condition to have no parking in the fire turn around lane.
2. Applicant to study ways to screen the lights of vehicles coming down the center driveway away from neighboring properties.

Lodge/Higgins Vote: 5/0

Abstain: 0

Absent: 2 (Wiscomb, Thompson)

Resolution No. 006-19

IV. ADMINISTRATIVE AGENDA

ACTUAL TIME: 3:50 P.M.

A. Committee and Liaison Reports.

1. Staff Hearing Officer Liaison Report

No report given.

2. Other Committee and Liaison Reports

Reports given.

V. ADJOURNMENT

Meeting adjourned at 3:56 p.m.