



City of Santa Barbara

PLANNING COMMISSION

SEPTEMBER 5, 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

NOTICES

A. TUESDAY, SEPTEMBER 3, 2019
SITE VISIT

7:45 A.M.

Depart 630 Garden Street
Community Development Parking Lot

11 Anacapa St.
Contact: Tony Boughman, Assistant Planner
TBoughman@SantaBarbaraCA.gov
(805) 564-5470, ext. 4539

Site visit held.

B. THURSDAY, SEPTEMBER 5, 2019
LUNCH MEETING

12:00 NOON

De La Guerra Plaza
City Hall, Room 15, Upstairs

1. Housing Authority Five Year Plan

Contact: Allison DeBusk, Senior Planner
Email: ADebusk@SantaBarbaraCA.gov

Phone: (805) 564-5470, ext. 5509

Discussion held.

2. An update on status of long-range projects, new legislation, zoning enforcement items, status reports on previously approved projects, and future agenda items.

Update given.

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. Commissioner Jordan was absent.

II. PRELIMINARY MATTERS

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

No requests made.

B. Announcements and appeals.

Announcements made.

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

1. Planning Commission August 8, 2019 Minutes

2. Planning Commission Resolution No. 011-19
2327 Edgewater Way

Approved as presented.
Schwartz/Lodge Vote: 5/0
Abstain: 1 (Higgins)
Absent: 1 (Jordan)

3. Planning Commission August 15, 2019 Minutes

4. Planning Commission Resolution No. 012-19

302 and 308 West Montecito Street

Approved as amended.
Lodge/Schwartz Vote: 5/0
Abstain: 1 (Higgins)
Absent: 1 (Jordan)

- D. 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 received.

III. NEW ITEMS

A. ACTUAL TIME: 1:13 P.M.

RECOMMENDATION TO COUNCIL

The Planning Commission will review proposed zoning text amendments to the Zoning Information Report Program found in various sections of Titles 28 and 30 of the Municipal Code, specifically sections 28.87.220, 28.92.130, 30.200.040, 30.200.050, 30.205.120, and all of Chapter 30.285 and forward a recommendation on the proposed amendments to the City Council. The proposed changes will amend the Zoning Information Report Program to require only the disclosure of existing City Zoning and Building and Safety written records by the City to residential real estate buyers prior to the sale of the property.

Staff has determined that the ordinance amendment does not require further environmental review under provisions of the California Environmental Quality Act (CEQA) and CEQA Guidelines.

The Planning Commission recommends that City Council accept the Zoning Ordinance Text Amendments related to the Zoning Information Report Program.

Lodge/Schwartz Vote: 6/0

Abstain: 0

Absent: 1 (Jordan)

Resolution No. 013-19

B. ACTUAL TIME: 2:39 P.M.

APPLICATION OF EDWARD DEVICINTE, ARCHITECT FOR HANNAH BEACHSIDE LLC, PROPERTY OWNER, 11 ANACAPA STREET, APN 033-112-010, OC/SD-3 ZONE, LOCAL COASTAL PROGRAM LAND USE PLAN DESIGNATION: OCEAN-ORIENTED COMMERCIAL (PLN2017-00009)

The project consists of the renovation and adaptive re-use of an existing 11,201 net square foot multi-tenant commercial building. Specific improvements include, but are not limited to: converting 2,500 net square feet on the ground floor to a restaurant use; converting 1,291 net square feet on the ground floor to a retail use; a new deck for outdoor restaurant seating;

accessibility upgrades; a new transformer; a new trash enclosure; a reconfigured parking lot; and new landscaping.

The discretionary applications required for this project are:

1. A Modification to provide fewer than the required number of parking spaces (SBMC §28.92.110); and
2. A Coastal Development Permit (CDP2018-00019) to allow the proposed development in the Appealable Jurisdiction of the City’s Coastal Zone (SBMC §28.44.060).

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

Approved the project, making the findings for the Parking Modification and Coastal Development Permit as outlined in the Staff Report dated August 30, 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 second sentence in Condition B.3.b.
2. Add a condition requiring valet parking to be free of charge.
3. Use the language “a parking attendant will be on duty at all times when a restaurant is open to the public or in use for a private event”.

Thompson/Higgins Vote: 6/0

Abstain: 0

Absent: 1 (Jordan)

Resolution No. 014-19

IV. ADMINISTRATIVE AGENDA

ACTUAL TIME: 4:39 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 4:45 p.m.