



# City of Santa Barbara

## PLANNING COMMISSION

### SEPTEMBER 19, 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 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

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### NOTICES

#### A. THURSDAY, SEPTEMBER 19, 2019 LUNCH MEETING

**12:00 NOON**  
De La Guerra Plaza  
City Hall, Room 15, Upstairs

1. 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](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. Commissioner Schwartz 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 September 5, 2019 Minutes

**Approved as presented.**

**Thompson/Lodge Vote: 5/0**

**Abstain: 1 (Jordan)**

**Absent: 1 (Schwartz)**

Planning Commission Resolution No. 013-19

Zoning Text Amendments to the Zoning Information Report Program

**Approved as presented.**

**Lodge/Thompson Vote: 5/0**

**Abstain: 1 (Jordan)**

**Absent: 1 (Schwartz)**

2. Planning Commission Resolution No. 014-19  
11 Anacapa Street

**Approved as presented.**

**Lodge/Thompson Vote: 5/0**

**Abstain: 1 (Jordan)**

**Absent: 1 (Schwartz)**

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 ITEM**

**ACTUAL TIME: 1:15 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 (PLN2019-00336)**

The project consists of a request for a new Coastal Development Permit for warehouse buildings that were previously approved by the Staff Hearing Officer on April 30, 2014, and a Conditional Use Permit to allow a building materials supply company and a lumber yard to operate out of said buildings located at 35 N. Calle Cesar Chavez. The 28,350 square foot lot is located within the City's Ocean-Oriented Light Manufacturing (OM-1) Zone in the appealable and non-appealable jurisdictions of the Coastal Zone, and has a Coastal Land Use Designation of Ocean Oriented Industrial.

The discretionary applications required for this project are:

1. A Coastal Development Permit (CDP2019-00020) to allow the proposed development and use in the Appealable and Non-Appealable Jurisdictions of the City's Coastal Zone (SBMC §28.44); and
2. A Conditional Use Permit to allow the development in the OM-1 Zone to be used as a building materials supply company and lumber yard (SBMC §28.73.030 and §28.94.030.X).

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

**Approved the project, making the findings for the Coastal Development Permit and Conditional Use Permit as outlined in the Staff Report dated September 12, 2019, subject to the Conditions of Approval as outlined in the Staff Report, with the additional findings in the letter dated September 19, 2019 provided by Beth Collins of Brownstein Hyatt Farber Schreck.**

**Thompson/Jordan Vote: 6/0**

**Abstain: 0**

**Absent: 1 (Schwartz)**

**Resolution No. 015-19**

**IV. ADMINISTRATIVE AGENDA**

**ACTUAL TIME: 2:31 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 2:41 p.m.**