



**City of Santa Barbara**  
**PLANNING COMMISSION**  
**NOVEMBER 7, 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

---

**NOTICES**

**A. TUESDAY, NOVEMBER 5, 2019**  
**SITE VISITS**

**7:45 A.M.**

Depart 630 Garden Street  
Community Development Parking Lot

**1723 GARDEN ST**

Contact: Ellen Kokinda, Planning Analyst  
[EKokinda@SantaBarbaraCA.gov](mailto:EKokinda@SantaBarbaraCA.gov)  
(805) 564-5470, ext. 4559

**Site visit held.**

**B. THURSDAY, NOVEMBER 7, 2019**  
**LUNCH MEETING**

**12:00 NOON**

De La Guerra Plaza  
City Hall, Room 15, Upstairs

1. General overview of Senate Bill No. 330 (Skinner), Housing Crisis Act of 2019.

**Discussion continued to November 21, 2019.**

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](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. Vice Chair Jordan was absent.**

Commissioner Higgins left at 3:00 p.m. and did not return.

**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 October 10, 2019 Minutes

**Approved as amended.**

**Thompson/Lodge Vote: 6/0**

**Abstain: 0**

**Absent: 1 (Jordan)**

## 2. Planning Commission October 17, 2019 Minutes

**Approved as amended.**  
**Schwartz/Lodge Vote: 6/0**  
**Abstain: 0**  
**Absent: 1 (Jordan)**

3. Planning Commission Resolution No. 017-19  
691 N. Hope Ave.

**Approved as presented.**  
**Lodge/Higgins Vote: 6/0**  
**Abstain: 0**  
**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 ITEM**

**ACTUAL TIME: 1:07 P.M.**

**APPLICATION OF AMY TAYLOR, ARCHITECT FOR JARROTT FAMILY TRUST 3/20/1989, PROPERTY OWNER, 1723 GARDEN STREET, APN: 027-112-007, RS-15 ZONE (SINGLE FAMILY RESIDENTIAL), GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL, 3 DWELLING UNITS/ACRE (PLN2018-00668)**

The project consists of a proposal to reduce the number of residential units within a multi-unit residence from 11 to 9 per a 1975 Planning Commission Condition of Approval, and to allow various unpermitted site conditions including a garden area that displaced five required parking spaces, unpermitted doors, a deck and stairs, and minor additions to two of the units to accommodate interior walls. One "as-built" deck and one "as-built" stairway are proposed to be removed and replaced with a conforming deck and stairway. No additional exterior alterations would be required for the reduction of units as the two additional units were created with an interior remodel. The project also includes alterations to the interior configuration of various units.

The 12,487 square foot RS-15 zoned lot is currently developed with a two-story multi-residential building with six units on the first floor and five units on the second floor. Planning Commission review is requested for a parking modification to reduce the eight required vehicle parking spaces to three provided, and an interior setback modification. The project includes preservation of the open yard at the rear of the lot in lieu of providing the five additional required parking spaces, and requires a waiver from the Architectural Board of Review for an Alternative Open Yard Design. This project would address violations in Zoning Information Report ZIR2017-00334 and Enforcement Case ENF2017-01216.

The discretionary applications required for this project are:

- A. An Interior Setback Modification to allow the “as-built” construction of a deck and stairs and long-term bicycle parking within the required 10-foot interior setback (SBMC §30.20.030.A and §30.250.020.B); and
- B. A Parking Modification to allow less than the required amount of vehicle and bicycle parking (SBMC §30.175.040 and §30.250.020.A).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Sections 15301 (Existing Facilities) and 15305 (Minor Alterations in Land Use Limitations).

**Approved the project, making the findings for the Parking Modification and Interior Setback Modification as outlined in the Staff Report with revisions to the Conditions of Approval.**

**Thompson/Higgins Vote: 6/0**

**Abstain: 0**

**Absent: 0**

**Resolution No. 018-19**

**IV. ADMINISTRATIVE AGENDA**

**ACTUAL TIME: 3:00 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 3:02 p.m.**