



City of Santa Barbara

PLANNING COMMISSION

NOVEMBER 21, 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, NOVEMBER 19, 2019
SITE VISITS

7:45 A.M.

Depart 630 Garden Street
Community Development Parking Lot

923 CASTILLO STREET

Contact: Kelly Brodison, Associate Planner
KBrodison@SantaBarbaraCA.gov
(805) 564-5470, ext. 4531

1 CLYDE ADAMS ROAD

Contact: Andrew Bremond, Project Planner
ABremond@SantaBarbaraCA.gov
(805) 692-6032

Site visits held.

B. THURSDAY, NOVEMBER 21, 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.

Contact: Tava Ostrenger, Assistant City Attorney
Email: TOstrenger@SantaBarbaraCA.gov

Phone: (805) 564-5405

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. Vice Chair Jordan was 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. Review, consideration, and action on the following draft Planning Commission minutes and resolutions:

1. Planning Commission November 7, 2019 Minutes
2. Planning Commission Resolution No. 018-19
1723 Garden Street

Approved as presented.
Schwartz/Lodge 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.

No one wished to speak.

III. **NEW ITEM**

A. **APPLICATION OF RICHARD REDMOND, ARCHITECT FOR TAYLOR TATMAN, PROPERTY OWNER OF 923 CASTILLO STREET, APN: 039-301-014, R-M (RESIDENTIAL MULTI-UNIT) ZONE, GENERAL PLAN LAND USE DESIGNATION: MEDIUM HIGH DENSITY RESIDENTIAL (15-27 DU/ACRE) (PLN2015-00468)**

The proposed project involves the construction of three two-bedroom condominiums with seven on-grade parking spaces on a vacant 9,040-square-foot (gross) lot adjacent to Mission Creek. The proposed three-unit condominium project would be 14.57 du/acre, which is consistent with the R-M (Residential Multi-Unit) Zone and with the General Plan Designation of Medium High Density Residential (15-27 du/acre).

The discretionary application required for this project is a Tentative Subdivision Map for a one-lot subdivision to create three (3) residential condominium units (SBMC Chapters 27.07 and 27.13).

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

Item postponed indefinitely.

B. **ACTUAL TIME: 1:03 P.M.**

APPLICATION OF PATSY PRICE, BROWNSTEIN HYATT FARBER SCHRECK, AGENT FOR GOLETA WEST SANITARY DISTRICT, 1 CLYDE ADAMS ROAD, APN 073-450-003; A-F/CZ (AVIATION FACILITIES/COASTAL OVERLAY) ZONES, GENERAL PLAN DESIGNATION: GOLETA SLOUGH NATURAL RESERVE (PLN2019-00441)

The project consists of the removal of approximately 530 feet of chain link fence and installation of a 3-foot-high concrete floodwall with 3-foot-high wrought iron "spear top" posts surrounding the Goleta West Sanitary District (GWSD) facility on Santa Barbara Airport property adjacent to the University of California, Santa Barbara (UCSB). The project site is in the Aviation Facilities Zone (A-F) and the Appealable Jurisdiction of the California Coastal Zone (CZ).

The discretionary application required for this project is a Coastal Development Permit (CDP2019-00020) to allow the proposed wall in the Appealable Jurisdiction of the City's Coastal Zone (SBMC §28.44.060).

The Goleta West Sanitary District adopted an Addendum to a Mitigated Negative Declaration (MND) on April 26, 2019. Prior to issuance of a Coastal Development Permit, Planning

Commission must consider the MND Addendum pursuant to California Environmental Quality Act (CEQA) Guidelines §15096.

Approve the project, making the findings for the Coastal Development Permit as outlined in the Staff Report dated November 14, 2019, subject to the Conditions of Approval as outlined in the Staff Report, with the following revisions to the Conditions of Approval.

- 1. Add the complete project description to Item B.1.**
- 2. Remove Item B.2 Uninterrupted Water Flow.**

Lodge/Thompson Vote: 6/0

Abstain: 0

Absent: 1 (Jordan)

Resolution No. 019-19

IV. ADMINISTRATIVE AGENDA

ACTUAL TIME: 1:35 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 1:49 p.m.