



City of Santa Barbara
PLANNING COMMISSION
DECEMBER 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, DECEMBER 3, 2019
SITE VISITS

7:45 A.M.

Depart 630 Garden Street
Community Development Parking Lot

151 LA JOLLA DR

Contact: Robert Dostalek, Associate Planner
RDostalek@SantaBarbaraCA.gov
(805) 564-5470, ext. 4552

Site visit held.

B. THURSDAY, DECEMBER 5, 2019
LUNCH MEETING

12:00 NOON

De La Guerra Plaza
City Hall, Room 15, Upstairs

1. Update on the status of Goleta-area projects.

Contact: Deanna Zachrisson, Airport Business Development Manager
Email: DZachrisson@SantaBarbaraCA.gov

Phone: (805) 692-6030

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. Chair Wiscomb was absent. (Vice Chair Jordan left at 1:10 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 November 21, 2019 Minutes

2. Planning Commission Resolution No. 019-19
1 Clyde Adams Road

Approved as presented.

Thompson/Lodge Vote: 5/0

Abstain: 1 (Jordan)

Absent: 1 (Wiscomb)

- 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

RECUSALS: To avoid any actual or perceived conflict of interest, Vice Chair Jordan recused himself from hearing this item due to the proximity of his residence to the project.

MOTION: Schwartz/Higgins

Elect Commissioner Thompson to serve as Chair and Commissioner Campanella to serve as Vice Chair for the remainder of the meeting.

This motion carried by the following vote:

Ayes: 5 Noes: 0 Abstain: 1 (Jordan) Absent: 1 (Wiscomb)

ACTUAL TIME: 1:10 P.M.

APPLICATION OF KYLE MANNESS, BRIGHTEN SOLAR, AGENT FOR CRADDOCK LIVING TRUST, OWNER OF 151 LA JOLLA DRIVE, APN: 041-362-006, E-3/S-D-3 ZONE, COASTAL LAND USE DESIGNATION: SUBURBAN RESIDENTIAL (5 DWELLING UNITS PER ACRE) (PLN2019-00371)

The applicant proposes to install a 5.7-kilowatt rooftop solar system on an existing residence. The system would be composed of 19 solar modules and one string inverter with a total surface area of approximately 380 square feet. The solar fixtures would protrude approximately four to six inches above the existing roof surface. The project site is a ±0.5-acre bluff top parcel located in the Appealable Jurisdiction of the Coastal Zone.

The discretionary action required for this project is a Coastal Development Permit CDP2019-00017) to allow the proposed development in the Appealable Jurisdiction of the City’s Coastal Zone (SBMC §28.44.060).

Approved the project, making the findings for the Coastal Development Permit as outlined in the Staff Report dated November 27, 2019, subject to the Conditions of Approval as outlined in the Staff Report.

Lodge/Campanella Vote: 5/0

Abstain: 0

Absent: 2 (Wiscomb and Jordan)

Resolution No. 020-19

IV. ADMINISTRATIVE AGENDA

ACTUAL TIME: 1:31 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 1:40 p.m.