



# City of Santa Barbara

## PLANNING COMMISSION

### AGENDA

### FEBRUARY 13, 2020

1:00 P.M.  
City Hall, Council Chambers  
735 Anacapa Street  
[SantaBarbaraCA.gov](http://SantaBarbaraCA.gov)

#### COMMISSION MEMBERS:

Roxana Bonderson  
Gabriel Escobedo  
Jay D. Higgins  
Sheila Lodge  
Deborah L. Schwartz  
Lesley Wiscomb

#### STAFF:

Tava Ostrenger, Assistant City Attorney  
Allison DeBusk, Senior Planner  
Heidi Reidel, Commission Secretary

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#### NOTICES

#### A. TUESDAY, FEBRUARY 11, 2020 SITE VISITS

**7:45 A.M.**

Depart 630 Garden Street  
Community Development Parking Lot

#### **923 CASTILLO ST**

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

The Planning Commission will visit the project sites scheduled for review at the Thursday meeting. No public testimony will be taken, but the public is invited to attend. Contact the Case Planner for additional information.

#### **PLEASE BE ADVISED**

**PUBLIC HEARING PROCEDURE:** This agenda is subject to change. Applicants and interested parties should plan to arrive at 1:00 p.m. For longer agendas, meeting attendees are encouraged to monitor the City TV broadcast to plan their arrival time.

The order of presentation after the Chair introduces an item is as follows: 1. Staff Presentation (15 minutes)\*; 2. Applicant Presentation (15 minutes)\*; 3. Public Hearing\*; 4. Additional response by Applicant/Staff (5 minutes each)\*; 5. Commission questions and comments; 6. Commission consideration of Findings and Conditions of Approval; and 7. Motion, discussion of motion, decision, and vote by the Commission. *\*Time may be extended or limited by the Chair.*

**PUBLIC COMMENT:** The public is invited to comment on any item on the agenda. After receiving recognition from the Chair, approach the podium and speak into the microphone. State your name and purpose for appearing. Due to time constraints, individual comments are typically limited to two minutes. Written comments are also welcome. Mail to PC Secretary, PO Box 1990, Santa Barbara, CA 93102-1990 or email to [PCSecretary@SantaBarbaraCA.gov](mailto:PCSecretary@SantaBarbaraCA.gov). Please submit 12 copies of any material over 2 pages at the Planning & Zoning counter, 630 Garden Street before 4:30 p.m. the Monday before the meeting. Please note that the Commission may not have time to review written comments received after 4:30 p.m. the Monday before the meeting, however, it will be added to the project file and you are welcome to bring written correspondence to the meeting for distribution (provide 12 copies).

**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).

**AMERICANS WITH DISABILITIES ACT:** If you need auxiliary aids or services or staff assistance to attend or participate in this meeting, contact the City Administrator's Office at (805) 564-5305. If possible, notification at least 48 hours prior to the meeting will usually enable the City to make reasonable arrangements. Specialized services, such as sign language interpretation or documents in Braille, may require additional lead time to arrange.

**TELEVISION COVERAGE:** This meeting will be 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.

### NOTICE OF LINKED DIGITAL PLANS

*The City has now hyperlinked project plans into the agenda. If the project plan is available, you will see the address in the agenda displayed as a blue underlined text. To view the project plans, simply click on the blue underlined address.*

#### I. ROLL CALL

#### II. PRELIMINARY MATTERS

- A. Requests for continuances, withdrawals, postponements, or addition of ex-agenda items.
- B. Announcements and appeals.
- C. Review, consideration, and action on the following draft Planning Commission minutes:
  1. [January 16, 2020 Planning Commission Minutes](#)
- 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.

**III. NEW ITEM****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 condominium units with seven on-grade parking spaces on a vacant 9,040-square-foot lot (8,966 net square feet after sidewalk dedication) adjacent to Mission Creek. The proposed three-unit condominium project would be 14.57 dwelling units per acre (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.

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**IV. ADMINISTRATIVE AGENDA**

- A. Committee and Liaison Reports.
  - 1. Staff Hearing Officer Liaison Report
  - 2. Other Committee and Liaison Reports

**V. ADJOURNMENT**