



City of Santa Barbara
PLANNING COMMISSION
AGENDA
SEPTEMBER 10, 2020

1:00 P.M.

This Meeting Will Be Conducted Electronically
As Described Below

COMMISSION MEMBERS:

Deborah L. Schwartz, Chair
Lesley Wiscomb, Vice Chair
Roxana Bonderson
Gabriel Escobedo
Jay D. Higgins
Sheila Lodge
Barrett Reed

STAFF:

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

NOTICES

A. TUESDAY, SEPTEMBER 8, 2020

8:00 A.M.

SITE VISIT

2814 SERENA RD

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

The Planning Commission will visit the project site 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 note: appropriate social distancing will be enforced at the site visit.

IN ORDER TO PROMOTE SOCIAL DISTANCING AND PRIORITIZE THE PUBLIC'S HEALTH AND WELL-BEING, THE GOVERNOR OF THE STATE OF CALIFORNIA ISSUED EXECUTIVE ORDER N-29-20, WHICH ALLOWS LOCAL LEGISLATIVE BODIES TO HOLD MEETINGS VIA TELECONFERENCES WHILE STILL MEETING THE STATE'S OPEN AND TRANSPARENT MEETING REQUIREMENTS. COMMISSIONERS MAY PARTICIPATE ELECTRONICALLY. AS A PUBLIC HEALTH AND SAFETY PRECAUTION, THE CITY COUNCIL CHAMBERS WILL NOT BE OPEN TO THE GENERAL PUBLIC. THE CITY OF SANTA BARBARA STRONGLY ENCOURAGES AND WELCOMES PUBLIC PARTICIPATION DURING THIS TIME. PUBLIC PARTICIPATION IS AVAILABLE THROUGH THE FOLLOWING OPTIONS:

TELEVISION COVERAGE: This meeting will be 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.

ELECTRONIC PARTICIPATION: Join meeting electronically at:

<https://attendee.gotowebinar.com/register/5052690646065549323>

You will be connected to audio using your computer's microphone and speakers (VoIP). A headset is recommended. You can also select the option to use your telephone, but you must use the GoToWebinar software to interact with the meeting. Select "Use Telephone" after joining the webinar and call in using the numbers below:

1 (914) 614-3221

PIN: 950-832-692

Webinar ID: 383-580-267

Oral comments during a meeting may be made by electronic participation only.

WRITTEN PUBLIC COMMENT: Public comments may be submitted via email to PCSecretary@SantaBarbaraCA.gov. All public comments submitted via email will be provided to the Commission. **Please note that the Commission may not have time to review written comments received after 4:30 p.m. the Tuesday before the meeting; however, it will be added to the project file.** You may also submit written correspondence via US Postal Service (USPS); addressed to PC Secretary, PO Box 1990, Santa Barbara, CA 93102-1990. However, please be advised, correspondence sent via USPS may not be received in time to process prior to the meeting and email submissions are highly encouraged.

PUBLIC COMMENT: Public comment on matters not listed on the agenda will occur at the beginning of the meeting. Members of the public wishing to speak must "raise their hand" in the GoToWebinar platform by selecting the virtual hand icon, which is generally located on most devices in the upper right hand corner of the screen. When persons are called on to speak, their microphone will be activated and they will be notified to begin speaking. Each speaker will be given a total of 2 minutes to address the Commission. Pooling of time is not allowed during general public comment. The time allotted for general public comment at the beginning of the meeting is 30 minutes. The Commission, upon majority vote, may decline to hear a speaker on the grounds that the subject matter is beyond the Commission's subject matter jurisdiction.

PUBLIC COMMENT ON AGENDIZED ITEMS: Members of the public wishing to speak on a matter on the agenda must "raise their hand" in the GoToWebinar platform by selecting the virtual hand icon during the presentation of that item. The "raise hand" icon is generally located on most devices in the upper right hand corner of the screen. When persons are called on to speak, their microphone will be activated and they will be notified to begin speaking. Each speaker will be given a total of 2 minutes to address the Commission. Pooling of time is not permitted during meetings conducted electronically.

If you want to be listed as an interested party on an item you have the following options available to submit a request: 1. Submit an e-mail request to PCSecretary@SantaBarbaraCA.gov, 2. Call the PC Secretary at (805) 564-5470, ext. 4572, or 3. Submit a written request via US Postal Service (USPS); addressed to PC Secretary, PO Box 1990, Santa Barbara, CA 93102-1990. **You will need to provide your Name, Email Address, Mailing Address, and the project number (PLN) you want to be added to.**

AGENDAS, MINUTES, REPORTS, & PUBLIC RECORD WRITINGS: Documents relating to agenda items are available for review online at SantaBarbaraCA.gov/PC. You may contact City Planning staff at (805) 564-5578 for general questions about the status of a case.

PUBLIC HEARING PROCEDURE: The following review steps explain the general sequence that all projects must undergo during a public hearing: 1. Introduction by the Chair; 2. Staff Presentation (15 minutes); 3. Applicant Presentation (15 minutes); 4. Public Comment; 5. Questions from the Commission; 6. Comments from the Commission; 7. Commission Discussion; and 8. Commission Action. Note that presentation times may be extended by the Chair, as appropriate.

AMERICANS WITH DISABILITIES ACT: If you need 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.

APPEALS: Decisions of the Planning Commission may be appealed to the City Council. In order to promote social distancing and protect the health and wellbeing of the public, the City Clerk will no longer be accepting appeals over the counter at City Hall. For further information and guidelines on how to appeal a decision to City Council, please contact the City Clerk's office at Clerk@SantaBarbaraCA.gov as soon as possible. **Appeals and associated fee must be submitted in writing, via email to Clerk@SantaBarbaraCA.gov and by first class mail postage prepaid within 10 calendar days of the meeting at which the Commission took action or rendered its decision. Appeals and associated fee post marked after the 10th calendar day will not be accepted.**

NOTICE: On Thursday, September 3, 2020 this Agenda was posted on the outdoor bulletin board at City Hall, 735 Anacapa Street, and online at SantaBarbaraCA.gov/PC.

NOTICE OF LINKED DIGITAL PLANS

Hyperlinks to project plans are provided in the agenda. If project plans are available, you will see the address in the agenda displayed as 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 and resolutions:
 - 1. August 20, 2020 Planning Commission Special Joint Meeting Minutes
 - 2. Planning Commission Resolution No. 007-20
Olive Mill Roundabout
 - 3. August 27, 2020 Planning Commission Special Meeting 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 STEVE WELTON, SUZANNE ELLEDGE PLANNING AND PERMITTING, OWNER OF 2814 SERENA ROAD, APN: 051-212-017, ZONE: RS-7.5/USS; LAND USE DESIGNATION: LOW DENSITY RESIDENTIAL (5 DU/AC); (PLN2019-00645)**

Proposal to amend the Conditional Use Permit (Resolution No. 44) for an existing commercial parking lot located on a residential lot to reduce the commercial parking from 20 to 13 spaces. The 13 parking spaces would be permanently assigned to the adjacent commercial development at 2801 De la Vina Street (APN: 051-212-016). Three lots underlie the project site, and the project includes a voluntary lot merger and a Lot Line Adjustment to place the residence and parking lot on separate parcels. Lot Area Modifications are requested for the 6,381-square-foot proposed Lot 1 (parking lot) and the 7,008-square-foot proposed Lot 2 (residential lot) because they would be less than the 7,500-net-square-foot minimum required for the zone district. Physical improvements include replacing 586 square feet of paving with landscaping, re-striping the parking lot, ADA improvements, and constructing an 8-foot tall perimeter fence between the parking lot and the residence. An Alternative Landscape Design for the parking lot is requested pursuant to Santa Barbara Municipal Code §30.175.080.E.

Contact: Robert Dostalek, Associate Planner
Email: RDostalek@SantaBarbaraCA.gov

Phone: (805) 564-5470, ext. 4552

IV. DISCUSSION ITEM**DRAFT SEA LEVEL RISE ADAPTATION PLAN**

The Draft Sea-Level Rise Adaptation Plan (Draft Adaptation Plan) identifies areas of the City that are vulnerable to sea-level rise and recommends actions to adapt over time. The Draft Adaptation Plan recommends a phased approach to planning for sea-level rise based on monitoring of changing conditions and actions to reduce vulnerabilities once defined thresholds are reached. The Draft Adaptation Plan is a first order plan meant to identify studies and potential actions the City may want to consider and the points at which decisions should be made. Following adoption of the Draft Adaptation Plan by City Council, specific near-term actions recommended in the Draft Adaptation Plan would be further scoped and developed, project specific environmental review conducted, and the normal City approval process associated with each particular action undertaken.

Staff recommends the Planning Commission receive a presentation and provide comments on the Draft Sea-Level Rise Adaptation Plan. Given the size of the plan, staff recommends that comments focus on the recommended near-term actions outlined on pages ES-23 through ES-26 of the Executive Summary.

Contact: Melissa Hetrick, Project Planner
Email: MHetrick@SantaBarbaraCA.gov

Phone: (805) 564-5470, ext. 4556

V. ADMINISTRATIVE AGENDA

A. Committee and Liaison Reports.

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

VI. ADJOURNMENT