



City of Santa Barbara

PLANNING COMMISSION

MINUTES

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

CALL TO ORDER

Vice Chair Jordan called the meeting to order at 1:04 p.m.

I. ROLL CALL

Vice Chair Mike Jordan, Commissioners John P. Campanella, Jay D. Higgins, Sheila Lodge, Deborah L. Schwartz, and Addison Thompson

Absent: Chair Lesley Wiscomb

STAFF PRESENT

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

II. PRELIMINARY MATTERS

A. Requests for continuances, withdrawals, postponements, or addition of ex-agenda items:

No requests.

B. Announcements and appeals:

1. Vice Chair Jordan announced the following:

- a. He will recuse himself from Item III, 151 La Jolla Drive, due to a conflict of interest.
- b. Thanked Commissioners Campanella and Thompson for their service on the Planning Commission.

2. Commissioner Schwartz also thanked Commissioners Campanella and Thompson for their service on the Planning Commission and congratulated Vice Chair Jordan on his election to City Council.

MOTION: Schwartz/Higgins

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

This motion carried by the following vote:

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

- 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

MOTION: Thompson/Lodge

Approve the minutes and resolutions as presented.

The motion carried by the following vote:

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

- D. Comments from members of the public pertaining to items not on this agenda:

Public comment opened at 1:10 p.m., and as no one wished to speak, it closed.

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.

ACTUAL TIME: 1:10 P.M.

APPLICATION OF KYLE MANNES, 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).

Robert Dostalek, Associate Planner, gave the Staff presentation.

Kyle Manness, Brighten Solar, gave the Applicant presentation.

Public comment opened at 1:26 p.m., and as no one wished to speak, it closed.

MOTION: Lodge/Campanella

Assigned Resolution No. 020-19

Approve 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.

The motion carried by the following vote:

Ayes: 5 Noes: 0 Abstain: 0 Absent: 2 (Wiscomb and Jordan)

The ten calendar day appeal period was announced.

IV. ADMINISTRATIVE AGENDA

ACTUAL TIME: 1:31 P.M.

A. Committee and Liaison Reports:

1. Staff Hearing Officer Liaison Report

No report.

2. Other Committee and Liaison Reports

- a. Commissioner Lodge reported on the November 27, 2019 meeting of the Historic Landmarks Commission.
- b. Commissioner Campanella reported on the November 27, 2019 meeting of the Historic Landmarks Commission and the December 2, 2019 meeting of the Architectural Board of Review.
- c. Commissioner Schwartz announced the December 6, 2019 meeting of the Residential Objective Design Standards Working Group.

V. ADJOURNMENT

Commissioner Thompson adjourned the meeting at 1:40 p.m.

Submitted by,

Heidi Reidel, Commission Secretary