



City of Santa Barbara

PLANNING COMMISSION

MINUTES

FEBRUARY 13, 2020

1:00 P.M.

City Hall, Council Chambers

735 Anacapa Street

SantaBarbaraCA.gov

COMMISSION MEMBERS:

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

STAFF:

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

CALL TO ORDER

Chair Schwartz called the meeting to order at 1:11 p.m.

I. ROLL CALL

Chair Deborah L. Schwartz, Commissioners Roxana Bonderson, Gabriel Escobedo, Jay D. Higgins, Sheila Lodge, and Lesley Wiscomb

STAFF PRESENT

Tava Ostrenger, Assistant City Attorney
Allison DeBusk, Senior Planner
Kelly Brodison, 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:

Ms. DeBusk announced that the appeal to the Coastal Commission for the project at 11 Anacapa Street, which was approved by Planning Commission and approved on appeal by City Council, has been withdrawn.

C. Review, consideration, and action on the following draft Planning Commission minutes and resolutions:

1. Planning Commission January 16, 2020 Minutes

MOTION: Wiscomb /Higgins

Approve the minutes as presented.

The motion carried by the following vote:

Ayes: 6 Noes: 0 Abstain: 0 Absent: 0

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

No public comment.

III. NEW ITEM

ACTUAL TIME: 1:14 P.M.

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.

Kelly Brodison, Associate Planner, gave the Staff presentation.

Richard Redmond, Applicant, gave the Applicant presentation, and was joined by Amy Blakemore, Landscape Architect.

Public comment opened at 1:40 p.m., and as no one wished to speak, it closed.

MOTION: Wiscomb/Higgins**Assigned Resolution No. 001-20**

Approve the project, making the findings as outlined in the Staff Report dated February 6, 2020, subject to the Conditions of Approval as outlined in the Staff Report, with the following revisions to the Conditions of Approval:

1. Update the date on page 1 to February 13, 2020.
2. On page 9, condition F.5.p, strike “and by providing for lunch onsite” and change “requiring carpooling” to “encouraging carpooling.”
3. On page 5, following condition D.4, add a condition about delineating the Highway 101 setback on plans.

The motion carried by the following vote:

Ayes: 6 Noes: 0 Abstain: 0 Absent: 0

The ten calendar day appeal period was announced.

IV. ADMINISTRATIVE AGENDA**ACTUAL TIME: 2:29 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 February 11, 2020 meeting of the Sustainability Council Committee.
- b. Commissioner Wiscomb reported on the January 21, 2020 meeting of the Plaza De La Guerra Subcommittee, and the January 27, 2020 meeting of the Sea Level Rise Adaptation Plan Subcommittee.
- c. Commissioner Escobedo reported on the February 13, 2020 meeting of the Downtown Parking Committee.
- d. Commissioner Bonderson reported on the January 27, 2020 and February 10, 2020 meetings of the Architectural Board of Review.
- e. Commissioner Schwartz reported on the January 30, 2020 meeting of the Residential Multi-Unit Objective Design Standards Subcommittee and the ongoing joint meetings of the Highway 101 Improvements Design Subcommittee.

V. ADJOURNMENT

Chair Schwartz adjourned the meeting at 2:45 p.m.

Submitted by,

Heidi Reidel, Commission Secretary

DRAFT