



City of Santa Barbara
PLANNING COMMISSION
SEPTEMBER 10, 2020

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

1:00 P.M.

This Meeting Was Conducted Electronically
SantaBarbaraCA.gov

NOTICES

A. TUESDAY, SEPTEMBER 8, 2019
SITE VISIT

8:00 A.M.

Depart 630 Garden Street
Community Development Parking Lot

2814 SERENA RD

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

Site visit held.

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. All Commissioners were present.

II. PRELIMINARY MATTERS

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

No requests made.

B. Announcements and appeals.

No announcements made.

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

**Approved as presented.
Lodge/ Wiscomb Vote: 6/0
Abstain: 1 (Higgins)
Absent: 0**

3. August 27, 2020 Planning Commission Special Meeting Minutes

**Approved as presented.
Reed/ Bonderson Vote: 7/0
Abstain: 0
Absent: 0**

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

ACTUAL TIME: 1:09 P.M.

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.

Approve the project, making the findings for the Conditional Use Permit Amendment, Lot Line Adjustment, and Lot Area Modifications as outlined in the Staff Report dated September 3, 2020, subject to the Conditions of Approval as outlined in the Staff Report, with the following addition to the Conditions of Approval:

- 1. Add condition C.3 requiring appropriate parking lot signage on proposed Lot 1 that identifies the parking lot for use by the commercial building at 2801 De la Vina.**

Wiscomb/Lodge Vote: 7/0

Abstain: 0

Absent: 0

Resolution No. 008-20

IV. DISCUSSION ITEM

ACTUAL TIME: 2:45 P.M.

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.

Discussion held. Planning Commission comments made.

V. ADMINISTRATIVE AGENDA

ACTUAL TIME: 5:12 P.M.

A. Committee and Liaison Reports.

1. Staff Hearing Officer Liaison Report

Report given.

2. Other Committee and Liaison Reports

Reports given.

VI. ADJOURNMENT

Meeting adjourned at 5:24 p.m.