



**City of Santa Barbara**  
**PLANNING COMMISSION**  
**NOVEMBER 19, 2020**

1:00 P.M.

This Meeting Was Conducted Electronically  
[SantaBarbaraCA.gov](http://SantaBarbaraCA.gov)

**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, Planning Technician I

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**NOTICES**

**A. TUESDAY, NOVEMBER 17, 2020**

**8:00 A.M.**

**SITE VISIT**

**3405 SEA LEDGE LANE**

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

Site visit held.

**B. CANCELLED: THURSDAY, NOVEMBER 19, 2020 LUNCH MEETING**

**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](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).

**TELEVISION COVERAGE:** Planning Commission meetings are 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.

**I. ROLL CALL**

**Roll call taken. All Commissioners were present.  
(Commissioner Reed left at 4:00 p.m. and did not return.)**

**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. November 5, 2020 Planning Commission Minutes

**Approved as presented.  
Wiscomb/ Lodge 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.

**Anna Marie Gott addressed the Commission.**

**III. NEW ITEMS**

**ACTUAL TIME: 1:10 P.M.**

**A. APPLICATION OF ROBERT J. DAYTON, TRANSPORTATION PLANNING & PARKING MANAGER FOR CITY OF SANTA BARBARA, OWNER OF COASTAL ZONE CITY RIGHT-OF-WAY, APN: N/A (CITY RIGHT-OF-WAY), ZONE: VARIOUS; (PLN2020-00547)**

In partnership with the City's permitted bicycle share operator, BCycle, the Public Works Department's Transportation Planning Division is seeking a Coastal Development Permit to construct bicycle (bike) share stations (groupings of bike share docks and/or kiosks) in the Appealable and Non-appealable jurisdictions of the Coastal Zone as part of City Council's Bicycle Share Pilot Program (Program). A number of proposed bike share station sites in the Waterfront and Downtown neighborhoods are located within the Coastal Zone. These station locations are critical to the success of the pilot Program. While locations of specific bicycle share stations are identified in the proposal, the Public Works Department is requesting a programmatic Coastal Development Permit, which provides the needed flexibility for station locations to change over time based on bike share demand. The project

was reviewed by the Architectural Board of Review under PLN2020-00386 and Historic Landmarks Commission under PLN2020-00378.

**Approve a programmatic Coastal Development Permit to allow bicycle share stations to be located with the public right-of-way in the Coastal Zone, making the findings outlined in Section IX of the staff report dated November 12, 2020, subject to the Conditions of Approval as outlined in the Staff Report, with the following revisions to the Conditions of Approval:**

- 1. Add the following language to Item A:**
  - a. ...located within City right-of-way or on City-owned property, for an approximate three-year bike share Pilot Program as determined by the City Council.**
  - b. Following the three-year Pilot Program, the applicant shall return to the Planning Commission for a new coastal development permit.**
  - c. Relocate Location 5 (Cabrillo/Castillo) due to potential conflicts with trees and associated birds.**
  - d. Where possible, locate the docking stations on the mountain side of Cabrillo Boulevard.**
  - e. Kiosks shall be the “Enrollment Kiosk” with a maximum height of approximately nine feet.**
  - f. Do not install any kiosks on the ocean side of Cabrillo Boulevard.**
  - g. A maximum of three kiosks may be allowed in the coastal zone, strategically spaced along Cabrillo Boulevard with one at each location between East Beach area, central Cabrillo Boulevard near State Street, and West Beach area.**
  - h. Kiosks shall be installed as discretely as possible.**
- 2. Add the following language to Item D.1.b: ...or in other locations depending upon demand and in accordance with the Planning Commission’s conditions of approval.**

**Wiscomb/Escobedo Vote: 4/2 (Lodge and Bonderson)**

**Abstain: 0**

**Absent: 1 (Reed)**

**Resolution No. 010-20**

**ACTUAL TIME: 5:05 P.M.**

**B. APPLICATION OF DAVID AND BARBARA MELINE, OWNER OF 3405 SEA LEDGE LANE, APN: 047-082-008, ZONE: A-1/S-D-3 (ONE-FAMILY RESIDENCE/COASTAL OVERLAY ZONES); LAND USE DESIGNATION: RESIDENTIAL 1 DWELLING UNIT PER ACRE; (PLN 2019-00086)**

Request for an Amendment to Conditions of Project Approval associated with construction of a new residence, detached garage and detached Accessory Dwelling Unit, as approved per Planning Commission Resolution No. 016-19. Proposed project revision would use an On-site Wastewater Treatment System to serve the approved new residential development instead of connecting to City sewer. Project revisions include new septic tanks, connections to the existing drywell system, 50 cubic yards of excavation, and 25 cubic yards of fill.

The discretionary application required for this project is an Amendment to Conditions of Approval to allow upgrades to and reuse of an existing On-Site Wastewater Treatment System instead of connecting to the City sewer system per prior project approval (SBMC §28.44.240). The project requires an environmental finding pursuant to California Environmental Quality Act Guidelines Section 15183.

**Find the proposed amendment consistent with the findings made on October 3, 2019 and approve the request with the following amendments:**

- 1. The project description shall read “Installation of new septic tanks, connection to an On-Site Wastewater Treatment System (OWTS) and abandonment of the existing septic tank pursuant to Exhibit B of the Staff Report of November 19, 2020 and all applicable state and local regulations and laws.”**
- 2. In Section E.1 and E.2 (Findings), add that the project is “and remains” consistent.**

**Higgins/Lodge Vote: 6/0**

**Abstain: 0**

**Absent: 1 (Reed)**

**IV. ADMINISTRATIVE AGENDA**

**ACTUAL TIME: 5:49 P.M.**

**A. Committee and Liaison Reports.**

1. Staff Hearing Officer Liaison Report

**No report given.**

2. Other Committee and Liaison Reports

**Reports given.**

**V. ADJOURNMENT**

**Meeting adjourned at 5:55 p.m.**