



City of Santa Barbara

PLANNING COMMISSION

MINUTES

JANUARY 10, 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
Krystal M. Vaughn, Senior Commission Secretary

CALL TO ORDER

Chair Wiscomb called the meeting to order at 1:01 p.m.

I. ROLL CALL

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

Absent: None

STAFF PRESENT

Tava Ostrenger, Assistant City Attorney
Allison DeBusk, Senior Planner
Kelly Brodison, Assistant Planner
Stephanie Swanson, Assistant Planner
Krystal M. Vaughn, Senior Commission Secretary

II. PRELIMINARY MATTERS

A. Nominations and election of Chair and Vice-Chair.

MOTION: Schwartz/Jordan

Nomination of Wiscomb as Chair for 2019.

The motion carried by the following vote:

Ayes: 7 Noes: 0 Abstain: 0 Absent: 0

MOTION: Schwartz/Higgins

Nomination of Jordan as Vice Chair for 2019.

The motion carried by the following vote:

Ayes: 7 Noes: 0 Abstain: 0 Absent: 0

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

No requests.

- C. Announcements and appeals:

Ms. DeBusk announced that the site visit that was scheduled for 726 N. La Cumbre Rd. on January 15, 2019 has been cancelled and a revised agenda will be posted.

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

1. December 20, 2018 Minutes

MOTION: Thompson/Jordan

Approve the minutes as amended.

The motion carried by the following vote:

Ayes: 7 Noes: 0 Abstain: 0 Absent: 0

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

Public comment opened at 1:05 p.m. and was closed at 1:08 p.m.

III. CONSENT ITEM

ACTUAL TIME: 1:08 P.M.

APPLICATION OF JOHN CUYKENDALL, DUDEK, AGENT FOR VERDE VENTURES, LLC, PROPERTY OWNER OF 35 N. CALLE CESAR CHAVEZ, APN 017-113-004, OM-1 (OCEAN-ORIENTED LIGHT MANUFACTURING) AND SD-3 (COASTAL OVERLAY) ZONES, LOCAL COASTAL PROGRAM LAND USE PLAN DESIGNATION: OCEAN-ORIENTED INDUSTRIAL (MST2018-00505)

Consideration of draft Findings and Conditions of Approval for a Conditional Use Permit (SBMC Chapters 28.73 and 28.94) to operate a building materials supply company and lumber yard in the OM-1 Zone, at 35 N. Calle Cesar Chavez, based on Planning Commission's December 20, 2018 motion to support the project.

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15301, Existing Facilities.

Commissioner Campanella requested that the item be pulled from Consent and placed on the regular agenda, and asked that the Planning Commission waive the Staff Report.

MOTION: Campanella/Higgins

Waive the Staff Report and review the item as a regular agenda item as opposed to a Consent Calendar item.

The motion carried by the following vote:

Ayes: 7 Noes: 0 Abstain: 0 Absent: 0

Public comment opened at 1:09 p.m., and as no one wished to speak, it closed.

A letter from Mark Massara was received and acknowledged by the Commission.

MOTION: Jordan/Higgins

Assigned Resolution No. 001-19

Approve the project, making the findings for the Conditional Use Permit as outlined in the Staff Report dated January 3, 2018 and amended January 10, 2019, subject to the Conditions of Approval as outlined in the Staff Report as amended January 10, 2019.

The motion carried by the following vote:

Ayes: 7 Noes: 0 Abstain: 0 Absent: 0

The ten calendar day appeal period was announced.

IV. NEW ITEM

ACTUAL TIME: 1:20 P.M.

APPLICATION OF ALEX PUJO, ARCHITECT FOR JASON LOCICERO, TRUSTEE FOR LOCICERO LIVING TRUST 6 28-95, 1502 CHAPALA STREET, APN 027-231-017, C-G ZONE (COMMERCIAL GENERAL), GENERAL PLAN DESIGNATION: COMMERCIAL/MEDIUM HIGH RESIDENTIAL (15-27 DU/ACRE) (MST2018-00454)

The project consists of legalization of four "as-built" converted commercial tenant spaces to residential tenant spaces, "as-built" interior remodels to accomplish the changes of use, and proposed landscape changes, including the addition of bicycle parking.

The 11,250 square foot C-G zoned lot is currently permitted to include eight residential units totaling 3,644 net square feet, seven commercial units totaling 2,291 net square feet, and a 480 square foot commercial accessory structure.

The "as-built" configuration includes twelve residential units and four commercial tenant spaces. The project proposes to use the City's Density Bonus Program to legalize the "as-built" residential units, which exceed the density allowances on the project site. In exchange, the project would restrict tenancy of four of the residential units to low-income tenants, which is defined as not to exceed a household income of 80% of Area Median Income adjusted for household size and bedroom count.

The discretionary applications required for this project are:

1. A Lot Area Modification to allow for twelve residential units on the site rather than the three allowed under base density, or the six allowed under the Average Unit-Size Density

- Incentive Program, in conjunction with the City's Density Bonus Program (SBMC §30.25.030, SBMC §30.145.030, and SBMC Chapter 30.250); and
2. A Parking Modification to maintain nonconforming parking and not provide the additional four required residential on-site parking spaces for the four converted residential units (SBMC §30.150.090.F and SBMC Chapter 30.250); and
 3. An Open Yard Modification to provide less than 15% of the lot area as common open yard and no private open yard for the four proposed residential units (SBMC 30.140.140.2 and SBMC Chapter 30.250).

The project requires an environmental finding pursuant to California Environmental Quality Act Guidelines Section 15183.

Stephanie Swanson, Assistant Planner, gave the Staff presentation.

Alex Pujo, Architect, gave the Applicant presentation. Jason Locicero, owner, was available to answer questions.

Public comment opened at 2:16 p.m., and as no one wished to speak, it closed.

Written correspondence from Paulina Conn was received and acknowledged by the Commission.

MOTION: Lodge/Jordan

Make the following revisions to the conditions of approval:

1. Remove Condition B.4, Residential Permit Parking Program, which states residents shall not participate in the Residential Permit Parking Program.
2. New condition B.4 shall allow existing residents with active city-issued residential parking permits or guest permits to use their parking passes until they either (1) vacate the unit or (2) City-issued parking passes expire, whichever comes first. Moving forward, each unit shall be allowed one residential parking permit, with the exception of Unit 1502-G (upstairs two-bedroom unit), which may have up to two residential parking permits; guest parking permits shall not be issued or allowed for any unit.
3. Revise Condition B.3 to reference 80% of Area Median Income consistently, instead of 70%.

The motion carried by the following vote:

Ayes: 7 Noes: 0 Abstain: 0 Absent: 0

MOTION: Lodge/Jordan**Assigned Resolution No. 002-19**

Approve the project, making the findings for the Lot Area Modification, Parking Modification, and Open Yard Modification, as outlined in the Staff Report dated January 3, 2019, subject to the Conditions of Approval as outlined in the Staff Report, with the revisions made to the Conditions of Approval.

The motion carried by the following vote:

Ayes: 7 Noes: 0 Abstain: 0 Absent: 0

The ten calendar day appeal period was announced.

V. ADMINISTRATIVE AGENDA

ACTUAL TIME: 2:46 P.M.

A. Committee and Liaison Reports:**1. Staff Hearing Officer Liaison Report**

No report.

2. Other Committee and Liaison Reports

- a. Commissioner Jordan asked that a lunch meeting be scheduled to discuss a potential request for a Zoning Ordinance change regarding parking in the downtown for residential units.
- b. Commissioner Schwartz reported on the Sea Level Rise Adaptation Sub-Committee meeting of January 8, 2019.
- c. Commissioner Schwartz requested that PATH representatives be scheduled for a lunch meeting to further discuss their 2 year review.
- d. Commissioner Campanella requested training on housing laws to be sure they're operating within the laws.

VI. ADJOURNMENT

Chair Wiscomb adjourned the meeting at 3:00 p.m.

Submitted by,


Krystal M. Vaughn, Senior Commission Secretary