



City of Santa Barbara

PLANNING COMMISSION

MINUTES

JANUARY 20, 2022

1:00 P.M.

This Meeting was Conducted Electronically
SantaBarbaraCA.gov

COMMISSION MEMBERS:

Gabriel Escobedo, Chair
Roxana Bonderson, Vice Chair
John M. Baucke
Jay D. Higgins
Sheila Lodge
Devon Wardlow
Lesley Wiscomb

STAFF:

Tava Ostrenger, Assistant City Attorney
Allison DeBusk, Senior Planner
Gillian Fennessy, Commission Secretary

CALL TO ORDER

Chair Escobedo called the meeting to order at 1:00 p.m.

I. ROLL CALL

Chair Gabriel Escobedo, Vice Chair Roxana Bonderson (at 1:03 p.m.), Commissioners John M. Baucke, Jay D. Higgins, Sheila Lodge, Devon Wardlow, and Lesley Wiscomb

STAFF PRESENT

Tava Ostrenger, Assistant City Attorney
Allison DeBusk, Senior Planner
Daniel Gullett, Principal Planner
Rosie Dyste, Project Planner
Brenda Beltz, Project Planner
Janet Ahern, City TV Production Specialist
Gillian Fennessy, Commission Secretary

II. PRELIMINARY MATTERS

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

Ms. DeBusk announced that Item III.B, 1236 San Andres Street, is postponed to the February 17, 2022 Planning Commission Meeting.

B. Announcements and appeals:

No announcements.

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

Public comment opened at 1:02 p.m., and as no one wished to speak, it closed.

Written correspondence from Cass Ensberg was acknowledged.

III. **NEW ITEM**

A. **ACTUAL TIME: 1:03 P.M.**

SUGGESTED MODIFICATIONS TO THE TITLE 28 ORDINANCE AMENDMENTS FOR ACCESSORY DWELLING UNITS

Project Number: PLN2020-00484,
Amendment Number: LCP-4-SBC-21-0052-1

Review of the California Coastal Commission's Suggested Modifications to the City's adopted Accessory Dwelling Unit Ordinance. The Suggested Modifications would require most Accessory Dwelling Units in the Coastal Zone to receive approval of a Coastal Development Permit. The Planning Commission will consider a recommendation to City Council for adoption of a Resolution of the Council of the City of Santa Barbara accepting the California Coastal Commission's Resolution of Certification and Suggested Modifications to the Local Coastal Program Amendment LCP-4-SBC-21-0052-1 for amendments to Santa Barbara Municipal Code Title 28 for Accessory Dwelling Units.

Staff Contact: Rosie Dyste, Project Planner RDyste@SantaBarbaraCA.gov,
(805) 564-4599

Rosie Dyste, Project Planner, gave the Staff presentation. Daniel Gullett, Principal Planner and Brenda Beltz, Project Planner were available to answer questions.

Public comment opened at 1:12 p.m., and as no one wished to speak, it closed.

Written correspondence from Steve Johnson was acknowledged.

MOTION: Wiscomb / Lodge

Recommend City Council approve the California Coastal Commission's suggested modifications to the Title 28 Ordinance amendments for Accessory Dwelling units, with an additional recommendation for staff to work on a Coastal Exclusion clause as a future local coastal program amendment for Accessory Dwelling Units.

The motion carried by the following vote:

Ayes: 4 Noes: 3 (Baucke, Bonderson, and Wardlow) Abstain: 0 Absent: 0

Vice Chair Bonderson opposed the motion because she is concerned about the way Suggested Modification 1, Section 28.44.070, has been edited no longer excluding attached Accessory Dwelling Units (ADUs) that are not inside the single family dwelling unit from a coastal development permit (CDP), as well as requiring a CDP for detached existing structures being converted within their own footprint, as she believes that it should be an easier process and it goes against the whole purpose of the State legislature for ADUs, and thus should be exempt from a CDP.

Commissioner Baucke opposed the motion because he finds the Coastal Commission's modifications are contrary to the legislative intent of the State Legislature for ADUs. The City's proposal was protective of coastal resources as it was written. Concerned about the additional cost and time for ADU applicants with the proposed amendments. Concur with an exemption process for ADUs in order to be exempt from CDPs for projects not impacting resources. Concerned that we don't have HCD feedback on Coastal Commission's updated procedure memo.

Commissioner Wardlow opposed the motion because she finds that the modifications proposed by the Coastal Commission are an over step. It creates unnecessary and additional processes and procedures for City residents and is not the right policy. Would like City Council to ensure that this is not imposed on the community.

B. 1236 SAN ANDRES STREET

Assessor's Parcel Number:	039-151-001
Zoning Designation:	R-M (Residential Multi-Unit)
Application Number:	PLN2021-00532
Applicant / Owner:	Lonnie Roy and Jarrett Gorin / SBMR, LLC

Request to amend conditions of approval associated with the Planning Commission's prior approval of a four-unit condominium development in order to allow an accessory dwelling unit within an area identified as restricted from development. The discretionary application required for this project is an Amendment to Condition of Approval II.A.5 in Planning Commission Resolution No. 01-08 to allow development within the restricted portion of the lot.

Item B is postponed to the February 17, 2022 agenda.

IV. ADMINISTRATIVE AGENDA

ACTUAL TIME: 2:50 P.M.

A. Committee and Liaison Reports:

1. Staff Hearing Officer Liaison Report

Commissioner Higgins reported on the January 12, 2022 Staff Hearing Officer meeting.

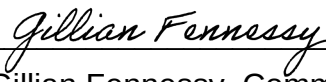
2. Other Committee and Liaison Reports

a. Commissioner Lodge reported on the January 19, 2022 Historic Landmarks Commission meeting.

V. ADJOURNMENT

Chair Escobedo adjourned the meeting at 2:52 p.m.

Submitted by,



Gillian Fennessy, Commission Secretary