



City of Santa Barbara

PLANNING COMMISSION

AGENDA

JANUARY 20, 2022

1:00 P.M.

This Meeting Will Be Conducted Electronically
As Described Below

COMMISSION MEMBERS:

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

STAFF:

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

NOTICES

THIS MEETING WILL BE HELD BY TELECONFERENCE AS AUTHORIZED BY GOVERNMENT CODE § 54953(e)(1)(A) TO PROMOTE SOCIAL DISTANCING AND PRIORITIZE THE PUBLIC'S HEALTH AND WELL-BEING UNDER SANTA BARBARA COUNTY HEALTH OFFICER ORDERS. AS A PUBLIC HEALTH AND SAFETY PRECAUTION, THE COUNCIL CHAMBERS WILL NOT BE OPEN TO THE GENERAL PUBLIC. COMMISSIONERS MAY PARTICIPATE ELECTRONICALLY. THE CITY OF SANTA BARBARA STRONGLY ENCOURAGES AND WELCOMES PUBLIC PARTICIPATION DURING THIS TIME. PUBLIC PARTICIPATION IS AVAILABLE THROUGH THE FOLLOWING OPTIONS:

TELEVISION COVERAGE: This meeting will be 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.

ELECTRONIC PARTICIPATION:

Join meeting electronically at: https://santabarbaraca-gov.zoom.us/webinar/register/WN_YOkh5sUITyKzIGg6V3ZsxA

Phone Number: 1-669-900-6833

Webinar ID: 899 3464 8122

WRITTEN PUBLIC COMMENT: Public comments may be submitted via email to PCSecretary@SantaBarbaraCA.gov before the beginning of the Meeting. All public comments submitted via email will be provided to the Commission and will become part of the public record. You may also submit written correspondence via US Postal Service (USPS); addressed to PC Secretary, PO Box 1990, Santa Barbara, CA 93102-1990. However, please be advised, correspondence sent via USPS may not be received in time to process prior to the meeting and email submissions are highly encouraged. **Please note that the Commission may not have time to review written comments received after 4:30 p.m. the Tuesday before the meeting.**

All public comment that is submitted before 4:30 p.m. the Tuesday before the meeting will be published on the City's website at SantaBarbaraCA.gov/PC. Comments provided via USPS or e-mail will be converted to a PDF before being posted on the City's website. **Note: comments will be published online the way they are received and without redaction of personal identifying information; including but not limited to phone number, home address, and email address. Only submit information that you wish to make available publicly.**

PUBLIC COMMENT: Public comment on matters not listed on the agenda will occur at the beginning of the meeting. Members of the public wishing to speak must “raise their hand” in the Zoom platform by selecting the virtual hand icon or by pressing *9 if calling by phone. When persons are called on to speak, their microphone will be activated by City staff and the speaker will be notified that they can now unmute themselves in order to begin speaking. To unmute select the ‘mute/unmute’ icon or press “Alt+A” on the keyboard; If using a phone press *6 to unmute. Each speaker will be given a total of 2 minutes to address the Commission. Pooling of time is not allowed during general public comment. The time allotted for general public comment at the beginning of the meeting is 30 minutes. The Commission, upon majority vote, may decline to hear a speaker on the grounds that the subject matter is beyond the Commission’s subject matter jurisdiction.

PUBLIC COMMENT ON AGENDIZED ITEMS: Members of the public wishing to speak on a matter on the agenda must “raise their hand” in the Zoom platform by selecting the virtual hand icon during the presentation of that item or by pressing *9 if calling by phone. When persons are called on to speak, their microphone will be activated by City staff and the speaker will be notified that they can now unmute themselves in order to begin speaking. To unmute select the ‘mute/unmute’ icon or press “Alt+A” on the keyboard; If using a phone press *6 to unmute. Each speaker will be given a total of 2 minutes to address the Commission. Pooling of time is not permitted during meetings conducted electronically.

If you want to be listed as an interested party on an item you have the following options available to submit a request: 1. Submit an e-mail request to PCSecretary@SantaBarbaraCA.gov, 2. Call the PC Secretary at (805) 564-5470, ext. 4572, or 3. Submit a written request via US Postal Service (USPS); addressed to PC Secretary, PO Box 1990, Santa Barbara, CA 93102-1990. **You will need to provide your Name, Email Address, Mailing Address, and the project number (PLN) you want to be added to.**

AGENDAS, MINUTES, REPORTS, & PUBLIC RECORD WRITINGS: Documents relating to agenda items are available for review online at SantaBarbaraCA.gov/PC. You may contact City Planning staff at (805) 564-5578 for general questions about the status of a case.

PUBLIC HEARING PROCEDURE: The following review steps explain the sequence that all projects must undergo during a public hearing: 1. Introduction by the Chair; 2. Staff Presentation (15 Minutes); 3. Applicant Presentation (15 minutes); 4. Public Comment; 5. Questions from the Commission; 6. Comments from the Commission; 7. Commission Discussion; and 8. Commission Action.

SPANISH INTERPRETATION: If you need interpretation of your communications to Planning Commission from Spanish into English, please contact the PC Secretary at 805-564-5309 or by email at PCSecretary@SantaBarbaraCA.gov. If possible, notification of at least 48 hours will usually enable the City to make arrangements.

INTERPRETACIÓN EN ESPAÑOL: Si necesita una interpretación del español al inglés, para sus comunicaciones a la Comisión de Planificación, comuníquese con la Oficina del Secretario de la Comisión de Planificación al 805-564-5309, o por correo electrónico a PCSecretary@SantaBarbaraCA.gov. Si es posible, la notificación de al menos 48 horas generalmente permitirá a la Ciudad hacer los arreglos.

AMERICANS WITH DISABILITIES ACT: If you need services or staff assistance to attend or participate in this meeting, contact the City Administrator’s Office at (805) 564 5305. If possible, notification at least 48 hours prior to the meeting will usually enable the City to make reasonable arrangements. Specialized services, such as sign language interpretation or documents in Braille, may require additional lead-time to arrange.

APPEALS: Decisions of the Planning Commission may be appealed to the City Council. For further information and guidelines on how to appeal a decision to City Council, please contact the City Clerk’s office at Clerk@SantaBarbaraCA.gov as soon as possible. **Appeals may be filed in person at the City Clerk’s office at City Hall or in writing via email to Clerk@SantaBarbaraCA.gov and by first class mail postage prepaid within 10 calendar days of the meeting at which the Commission took action or rendered its decision. Appeals and associated fee post marked after the 10th calendar day will not be accepted.**

NOTE TO INTERESTED PARTIES: Only those persons who participate through public comment either orally or in writing on an item on this Agenda have standing to appeal the decision. Grounds for appeal are limited to those issues raised either orally or in written correspondence delivered to the review body at, or prior to, the public hearing.

NOTICE: On Thursday, January 13, 2022 this Agenda was posted on the outdoor bulletin board at City Hall, 735 Anacapa Street, and online at SantaBarbaraCA.gov/PC.

I. ROLL CALL

II. PRELIMINARY MATTERS

- A. Requests for continuances, withdrawals, postponements, or addition of ex-agenda items.
- B. Announcements and appeals.
- C. Comments from members of the public pertaining to items not on this agenda. Due to time constraints, each person is limited to two minutes.

III. NEW ITEMS

A. 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

B. 1236 SAN ANDRES STREET (*Postponed to February 17, 2022*)

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.

Staff Contact: Stephanie Swanson, Associate Planner, SSwanson@SantaBarbaraCA.gov, (805) 564-5470, ext. 4562

IV. ADMINISTRATIVE AGENDA

A. Committee and Liaison Reports.

1. Staff Hearing Officer Liaison Report
2. Other Committee and Liaison Reports

V. ADJOURNMENT