



# City of Santa Barbara

## PLANNING COMMISSION

### AGENDA

### JULY 14, 2022

1:00 P.M.  
City Hall, Council Chambers  
735 Anacapa Street; and  
1026 Via Los Padres  
Santa Barbara 93111

#### 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

---

### NOTICES

#### PLEASE BE ADVISED

**TELEVISION COVERAGE:** This meeting will be 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).

**WRITTEN PUBLIC COMMENT:** Public comments may be submitted via email to [PCSecretary@SantaBarbaraCA.gov](mailto: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 received before 4:30 p.m. the Tuesday before the meeting will be published on the City's website at [SantaBarbaraCA.gov/PC](http://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.**

**VERBAL PUBLIC COMMENT:** Public comment on matters not listed on the agenda will occur at the beginning of the meeting. 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. General public comment and public comment for matters that are on the agenda is limited to 2 minutes per person. **Pooling of time is not allowed for in-person or virtual public comment.**

Members of the public wishing to speak in person, during general public comment or on a matter on the agenda, must submit a speaker slip to staff. The Chair will call your name when it is your turn to speak. At that time you may approach the podium and speak into the microphone.

**VIRTUAL PUBLIC COMMENT PARTICIPATION:** Members of the public wishing to participate during public comment virtually (electronic participation) 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, 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.

#### ZOOM LINK FOR VIRTUAL PUBLIC COMMENT PARTICIPATION\*:

[https://santabarbaraca-gov.zoom.us/webinar/register/WN\\_8S34TbL0S3CTCtkqG8SqOQ](https://santabarbaraca-gov.zoom.us/webinar/register/WN_8S34TbL0S3CTCtkqG8SqOQ)

Phone number: 1-669-900-6833 | Webinar ID: 833 5247 8075

*\*applicants and applicant teams are required to participate in person.*

**INTERESTED PARTIES:** 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](mailto: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](http://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 general 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](mailto: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](mailto: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](mailto: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](mailto: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 postmarked after the 10<sup>th</sup> 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, July 7, 2022 this Agenda was posted on the outdoor bulletin board at City Hall, 735 Anacapa Street, and online at [SantaBarbaraCA.gov/PC](http://SantaBarbaraCA.gov/PC).

### NOTICE OF LINKED DIGITAL PLANS

Hyperlinks to project plans are provided in the agenda. If the project plan is available, you will see the address in the agenda displayed as a blue underlined text. To view the project plans, simply click on the blue underlined address. **Architectural and Engineering drawings are made available to facilitate the public dialog only. All such material is subject to the restrictions of U. S. Copyright Law and may not be used for other purposes without obtaining the permission of the copyright holder.**

#### I. ROLL CALL

#### II. PRELIMINARY MATTERS

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

B. Announcements and appeals.

- C. Review, consideration, and action on the following draft Planning Commission minutes and resolutions:
1. June 2, 2022 Planning Commission Minutes
- 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.

### III. **CONSENT ITEM**

#### **3239 CLIFF DRIVE**

Assessor's Parcel Number: 047-083-022 & 023  
Zoning Designation: A-1/S-D-3 (One-Family Residence/Coastal Overlay)  
Application Number: PLN2020-00252 **Filing Date:** February 23, 2021  
Applicant / Owner: Steve Fort, SEPPS / Downton Shabby, LLC

On May 19, 2022, the Planning Commission approved a request for a Coastal Development Permit to construct a two-story, 3,620-square-foot residence and 484-square-foot detached two-car garage on a 60,751-net-square-foot project site located in the Hillside Design District and the Appealable Jurisdiction of the Coastal Zone with a Coastal Land Use Plan designation of Low Density Residential.

The applicant has requested to amend the conditions of approval (Attachment 1) in order to include language addressing Coastal Land Use Plan Policies 5.1-32 (Development Standards for Potential Shoreline Hazards Screening Area 3 (Coastal Bluff Faces)), 5.1-33 (Development Standards for Potential Shoreline Hazards Screening Area 3 (Coastal Bluff-Tops)) and 5.1-42 (Conditions for Development in Shoreline Hazards Screening Areas).

When the City updated the Coastal Land Use Plan these policies were added and were inadvertently left out of the recommended conditions of approval. The omission was noted by California Coastal Commission staff, hence the request by the applicant to amend the conditions. The proposed additional conditions are restrictive in nature, and do not grant any additional benefits to the property, but, rather, document applicable restrictions/ acknowledgements. Please see the draft revised Planning Commission Resolution No. 005-22 (Attachment 3), specifically revised condition B.7 and new conditions B.12 and B.13, for exact language.

**Staff Contact:** Kelly Brodison, Associate Planner, [KBrodison@SantaBarbaraCA.gov](mailto:KBrodison@SantaBarbaraCA.gov), (805) 564-5470, ext. 4531

**IV. DISCUSSION ITEM**

**DRAFT 2023 HOUSING ELEMENT**

The Planning Commission will receive a presentation and public comment on the Public Review Draft 2023 Housing Element, hold a discussion, and provide feedback to staff.

**Staff Contact:** Rosie Dyste, Project Planner, [RDyste@SantaBarbaraCA.gov](mailto:RDyste@SantaBarbaraCA.gov),  
(805) 564-5470 ext. 4599

**V. ADMINISTRATIVE AGENDA**

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

**VI. ADJOURNMENT**