



City of Santa Barbara

PLANNING COMMISSION

AGENDA

NOVEMBER 10, 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

A. TUESDAY, NOVEMBER 8, 2022

8:00 A.M.

SITE VISITS

1218 SHORELINE DRIVE

Contact: Pilar Plummer, Associate Planner
PPlummer@SantaBarbaraCA.gov
(805) 564-5470, ext. 4451

42 HELENA AVENUE

Contact: Kathleen Kennedy, Project Planner
KKennedy@SantaBarbaraCA.gov
(805) 564-5470, ext. 4560

The Planning Commission will visit the project site scheduled for review at the Thursday meeting. No public testimony will be taken, but the public is invited to attend. Contact the Case Planner for additional information.

PLEASE BE ADVISED

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.

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 received 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.**

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

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, 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 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. 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 postmarked 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, November 3, 2022 this Agenda was posted on the outdoor bulletin board at City Hall, 735 Anacapa Street, and online at 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. October 14, 2022 Joint Historic Landmarks Commission and Planning Commission Special Meeting Minutes
 - 2. October 20, 2022 Planning Commission Minutes
 - 3. Planning Commission Resolution No. 009-22
402 S. Hope Avenue
 - 4. Planning Commission Resolution No.010-22
1336 Shoreline Drive
- 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. NEW ITEM**1218 SHORELINE DRIVE**

Assessor's Parcel Number: 045-214-019
Zoning Designation: E-3/S-D-3 (One-Family Residence/Coastal Overlay)
Application Number: PLN2021-00489 **Filing Date:** October 12, 2021
Owner: David & Pat Wadors
Applicant: Tom Ochsner

The 5,676-square-foot site is currently developed with a one-story single-unit residence with an attached one-car garage. The project involves demolition of the existing residence including all onsite structures, and construction of a new two-story 1,876-square-foot single-unit residence with a 843-square-foot 100 percent below grade basement, and a detached building comprised of a 403-square-foot two-car garage with a 340-square-foot Accessory Dwelling Unit (ADU) above. The project includes 557 cubic yards of cut, 52 cubic yards fill, and 505 cubic yards of export, hardscape and landscape improvements, and a new driveway and curb cut.

The discretionary application required for this project is a Coastal Development Permit (CDP2021-00024) to allow the proposed development in the Appealable and Non-Appealable Jurisdiction of the City's Coastal Zone (SBMC §28.44.060).

Staff Contact: Pilar Plummer, Associate Planner,
PPlummer@SantaBarbaraCA.gov, (805) 564-5470 ext. 4451

IV. CONCEPT REVIEW

42 HELENA AVENUE

Assessor's Parcel Number: 033-112-007
Zoning Designation: OC/S-D-3 (Ocean-Oriented Commercial/Coastal Overlay)
Application Number: PRE2022-00065
Owner: 42 Helena St LLC
Henry Courtemanche, Managing Member
Applicant: Kevin Moore, Architect

This is a concept review hearing. The project consists of the conversion of an existing 758-square-foot (net) one-story commercial building to a small hotel with two guest rooms, shared kitchenette, and shared restroom. The existing exterior barn door would be replaced with a new double door. A new outdoor display/storage area for an adjacent e-bike/scooter/golf cart rental company is proposed in the front portion of the project site. Although there is currently a security fence on the project site, this fence would be removed as part of the project.

The purpose of the concept review is to allow the Planning Commission and the public an opportunity to review the proposed project at a conceptual level and for the Planning Commission to provide comments.

The following discretionary applications are anticipated to be required:

1. A Coastal Development Permit to allow the proposed development in the Appealable Jurisdiction of the City's Coastal Zone (SBMC §28.44.060);
2. A Conditional Use Permit to allow a small hotel in the OC Zone (SBMC Chapter 28.94 and 28.71.030.B); and
3. Design Review by the Architectural Board of Review (SBMC Chapter 30.220)

The project is being presented to the Planning Commission for concept review and comments only. No appealable decisions will be made at this meeting.

Staff Contact: Kathleen Kennedy, Project Planner,
KKennedy@SantaBarbaraCA.gov, (805) 564-5470 ext. 4560

V. ADMINISTRATIVE AGENDA

A. Committee and Liaison Reports.

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

VI. ADJOURNMENT