



City of Santa Barbara

PLANNING COMMISSION

MINUTES

MARCH 16, 2023

1:00 P.M.
City Hall, Council Chambers
735 Anacapa Street
SantaBarbaraCA.gov

COMMISSION MEMBERS:

Roxana Bonderson, Chair
John M. Baucke, Vice Chair
Lucille Boss
Donald DeLuccio
Sheila Lodge
Devon Wardlow
Lesley Wiscomb

STAFF:

Tava Ostrenger, Assistant City Attorney
Allison DeBusk, Senior Planner
Kira Esparza, Commission Secretary

CALL TO ORDER

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

I. ROLL CALL

Chair Roxana Bonderson, Vice Chair John M. Baucke, Commissioners Lucille Boss, Donald DeLuccio, Sheila Lodge, and Lesley Wiscomb

Absent: Devon Wardlow

STAFF PRESENT

Tava Ostrenger, Assistant City Attorney
Allison DeBusk, Senior Planner
Tony Ruggieri, City TV Production Supervisor
Janet Ahern, City TV Production Specialist
Julia Pujo, Environmental Analyst
Pilar Plummer, Associate Planner
Stephanie Swanson, Associate Planner
Kira Esparza, Commission Secretary

II. PRELIMINARY MATTERS

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

No requests.

B. Announcements and appeals:

Ms. DeBusk announced that the appeal for 621 W. Micheltorena St. was heard by City Council on March 14, 2023, and City Council denied the appeal and upheld the Planning Commission's approval.

C. Review, consideration, and action on the following draft Planning Commission minutes and resolutions:**1. February 16, 2023 Planning Commission Minutes****MOTION: DeLuccio/Lodge**

Approve the minutes as presented.

The motion carried by the following vote:

Ayes: 6 Noes: 0 Abstain: 0 Absent: 1 (Wardlow)

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

Public comment opened at 1:05 p.m., and as no one wished to speak, it closed.

III. NEW ITEM

ACTUAL TIME: 1:05 P.M.

1018 GARDEN ST

Assessor's Parcel Number:	029-221-033
Zoning Designation:	C-G (Commercial General)
Application Number:	PLN2022-00334
Applicant:	Arvand Sabetian
Owner:	1018 Garden LLC
	Arvand Sabetian, Managing Member

The project consists of a proposal to convert a 13-unit hotel to 13 commercial condominium hotel units. No changes to existing floor area or parking are proposed. The project site is in El Pueblo Viejo Landmark District and is zoned C-G (Commercial General) with a General Plan designation of Commercial/Medium High Density Residential (15-27 du/acre).

The discretionary applications under the jurisdiction of the Planning Commission at this hearing are:

- A. A Tentative Subdivision Map for a one-lot subdivision to create 13 commercial condominium hotel units (SBMC 27.07), and
- B. Determine that the project is categorically exempt from further environmental review pursuant to California Environmental Quality Act Guidelines Section 15301 (Existing Facilities).

Pilar Plummer, Assistant Planner, gave the Staff presentation and Arvand Sabetian, Owner/Applicant, was available to answer questions.

Public comment opened at 1:16 p.m., and as no one wished to speak, it closed.

Straw poll: How many Commissioners support requesting a one year update on the project?
Ayes: 4 Noes: 2 Passed

MOTION: DeLuccio/Wiscomb

Assigned Resolution No. 001-23

Approve the project, request a staff report update after one year, and uphold Staff's determination that the project is categorically exempt from further environmental review pursuant to California Environmental Quality Act Guidelines Section 15301 (Existing Facilities), making the findings for the Tentative Subdivision Map as outlined in the Staff Report dated March 16, 2023, subject to the Conditions of Approval as outlined in the Staff Report, with the following revisions to the Conditions of Approval:

1. Revise the wording in Condition B from "Owner" to "Owner(s)".
2. Combine condition C.1.d with condition C.1.c.
3. In Condition C.3, revise the following:
 - a. Add a condition that the management entity and every real property owner(s) shall be required to obtain a business license.
 - b. Add a condition that states that the management entity shall ensure that the real property owner(s) do not stay more than 30 consecutive days in the unit.
 - c. Add a condition that states the management entity has the authority to set unit pricing.

The motion carried by the following vote:

Ayes: 6 Noes: 0 Abstain: 0 Absent: 1 (Wardlow)

*** THE COMMISSION RECESSED FROM 3:10 TO 3:22 P.M. ***

IV. TRAINING ITEM

ACTUAL TIME: 3:22 P.M.

CEQA EXEMPTIONS TRAINING

Reference Number: PLN2023-00016

Staff training on categorical exemptions under the California Environmental Quality Act (CEQA) and Santa Barbara Municipal Code Chapter 22.100.

Stephanie Swanson, Assistant Planner, gave the Staff presentation. Julia Pujo, Environmental Analyst, was available to answer questions.

Public comment opened at 3:55 p.m., and as no one wished to speak, it closed.

Training held.

V. ADMINISTRATIVE AGENDA

ACTUAL TIME: 3:55 P.M.

A. Committee and Liaison Reports:

1. Staff Hearing Officer Liaison Report

Commissioner Boss reported on the Staff Hearing Officer meeting of February 22, 2023.

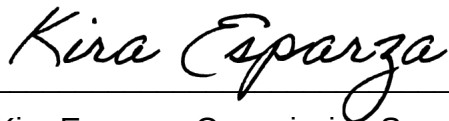
2. Other Committee and Liaison Reports

- a. Commissioner DeLuccio reported on the March 15, 2023 meeting of Airport Commission, March 15, 2023 meeting of the Historic Landmarks Commission, and March 1, 2023 meeting of Historic Landmarks Commission.
- b. Commissioner Baucke reported on the March 1, 2023 meeting of Historic Landmarks Commission related to Objective Design and Development Standards and the March 6, 2023 Architectural Board of Review meeting.
- c. Commissioner Bonderson reported on an Architectural Board of Review meeting, February 23, 2023 Transportation and Circulation Committee meeting, and announced outreach events for the State Street Master Plan on March 21, 2023, March 28, 2023, April 18, 2023, April 25, 2023, and May 9, 2023.

VI. ADJOURNMENT

Chair Bonderson adjourned the meeting at 4:12 p.m.

Submitted by,

A handwritten signature in cursive script that reads "Kira Esparza". The signature is written in black ink and is positioned above a horizontal line.

Kira Esparza, Commission Secretary