



City of Santa Barbara

PLANNING COMMISSION

SPECIAL MEETING MINUTES

AUGUST 29, 2024

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

COMMISSION MEMBERS:

John M. Baucke, *Chair*
Devon Wardlow, *Vice Chair*
Brian Barnwell
Lucille Boss
Donald DeLuccio
Sheila Lodge
Lesley Wiscomb

CITY COUNCIL LIAISON:

Mike Jordan

STAFF:

Tava Ostrenger, Assistant City Attorney
Megan Arciniega, Senior Planner
Mariah Johnson, Commission Secretary

CALL TO ORDER

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

I. ROLL CALL

Chair John M. Baucke, Vice Chair Devon Wardlow, Commissioners Brian Barnwell, Lucille Boss, Donald DeLuccio, Sheila Lodge, and Lesley Wiscomb

Absent: Wardlow

STAFF PRESENT

Tava Ostrenger, Assistant City Attorney
Allison De Busk, City Planner
Dan Gullett, Principal Planner
Megan Arciniega, Senior Planner
Brenda Beltz, Planning Analyst
Rosie Dyste, Project Planner
Dana Falk, Project Planner
Jessica Grant, Supervising Transportation Planner
Chris Hastert, Airport Director
Sara Iza, Airport Development Manager
Jessica Metzger, Airport Planner
Christopher Bell, City TV Production Supervisor
Janet Ahern, City TV Production Specialist
Mariah Johnson, Commission Secretary

II. PRELIMINARY MATTERS

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

No requests.

B. Announcements and appeals:

Ms. Arciniega announced the following:

1. The project at 101 Garden Street will appear before City Council on appeal on October 1, 2024. Commissioners Lodge and DeLuccio will be in attendance as the Planning Commission (PC) representatives.

C. Review, consideration, and action on the following draft Planning Commission minutes and resolutions:

1. August 8, 2024 Planning Commission Minutes

MOTION: DeLuccio / Wiscomb

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 1:03 p.m., and as no one wished to speak, it closed.

Written correspondence from Derek Booth was acknowledged.

III. **CONTINUED ITEM: Continued from August 8, 2024**

ACTUAL TIME: 1:04 P.M.

OBJECTIVE DESIGN AND DEVELOPMENT STANDARDS

Application Number: PLN2022-00390

Applicant: City of Santa Barbara, Planning Division

The Title 25 Objective Design and Development Standards (ODDS) implement 2023-2031 Housing Element Program HE-7: Objective Design Standards. They are proposed as a new Title 25 of the Municipal Code to provide detailed objective design and development review standards and a process for developers seeking streamlined design review per State law. The ODDS will apply to all areas of the City currently zoned for two or more residential units. The project also includes related amendments to the Title 30 Zoning Ordinance to regulate the new design review process and provide objective findings for projects using the ODDS. Additional clean-up amendments to Title 30 are also proposed.

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

- A. Recommendation to City Council to amend the Santa Barbara Municipal Code to add Title 25 Objective Design and Development Standards;

- B. Recommendation to City Council to amend Santa Barbara Municipal Code Chapters 30.15, 30.140, 30.145, 30.175, 30.205, 30.220, 30.250, 30.295, and 30.300 pertaining to process and other regulations for Objective Design and Development Standards and to implement Zoning Ordinance clean-up items;
- C. Recommendation to City Council to determine that the Objective Design and Development Standards and Title 30 amendments are categorically exempt from environmental review pursuant to CEQA Guidelines Section 15305: Minor Alterations in Land Use Limitations; and
- D. Recommendation to City Council to determine that the Objective Design and Development Standards and Title 30 amendments are consistent with the General Plan

Rosie Dyste, Project Planner, gave the Staff presentation. Dan Gullett, Principal Planner was available to answer questions.

Public comment opened at 1:24 p.m., and the following individuals spoke:

- 1. Fred L. Sweeney
- 2. Cass Ensberg
- 3. Ellen Bildsten

Written correspondence from Jan R. Hochhauser, and Amy Fitzgerald Tripp on behalf of AIA Santa Barbara was acknowledged.

Public comment closed at 1:32 p.m.

RECUSAL: To avoid any actual or perceived conflict of interest, Commissioner Boss recused herself from hearing the straw poll vote for Santa Fe Lane due to living in the neighborhood.

Straw poll: How many Commissioners can support Mediterranean and Craftsman style groups in Vista del Pueblo area?
Ayes: 5 Noes: 1 Passed

Straw poll: How many Commissioners can support only Mediterranean style group in Cliff/Meigs area?
Ayes: 5 Noes: 1 Passed

Straw poll: How many Commissioners can support only Mediterranean style group in Santa Fe Lane area?
Ayes: 4 Noes: 1 Passed

Straw poll: How many Commissioners can support Mediterranean, Craftsman, and Contemporary style groups near City College?
Ayes: 5 Noes: 1 Passed

MOTION: Barnwell / Wiscomb

Recommendation to City Council to amend the Santa Barbara Municipal Code to add Title 25 Objective Design and Development Standards; to amend Santa Barbara Municipal Code Chapters 30.15, 30.140, 30.145, 30.175, 30.205, 30.220, 30.250, 30.295, and 30.300 pertaining

to process and other regulations for Objective Design and Development Standards and to implement Zoning Ordinance clean-up items; to determine that the Objective Design and Development Standards and Title 30 amendments are categorically exempt from environmental review pursuant to CEQA Guidelines Section 15305: Minor Alterations in Land Use Limitations; and to determine that the Objective Design and Development Standards and Title 30 amendments are consistent with the General Plan. The recommendation is made with the following comments on the Architectural Styles Map:

1. Recommend Mediterranean and Craftsman style groups in Vista del Pueblo area.
2. Recommend only Mediterranean style group in Cliff/Meigs area.
3. Recommend only Mediterranean style group in Santa Fe Lane area.
4. Maintain Mediterranean, Craftsman, and Contemporary style groups near City College area.

The motion carried by the following vote:

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

IV. NEW ITEM - DISCUSSION

ACTUAL TIME: 1:59 P.M.

AIRPORT MASTER PLAN UPDATE

Application Number: PLN2024-00017

Applicant: Santa Barbara Airport

A briefing on the Santa Barbara Airport Master Plan Update (MPU) Project.

The projects and alternatives identified in the 2017 Airport Master Plan were included in the adopted 2017 Airport Master Plan Environmental Impact Report. The MPU, and any new projects or alternatives will be subject to additional California Environmental Quality Act (CEQA) review. Any projects that are selected for development as part of the MPU will be subject to the National Environmental Policy Act (NEPA), as well as the California Coastal Act.

Jessica Metzger, Santa Barbara Airport Planner and Corbett Smith the consultant with Mead and Hunt, gave the Staff presentation. Chris Hastert, Airport Director, and Sara Iza, Airport Development Manager, were available to answer questions.

Public comment opened at 2:21 p.m., and the following individuals spoke:

1. Gail Johnson

Public comment closed at 2:24 p.m.

Discussion held. Planning Commission comments made.

V. ADMINISTRATIVE AGENDA

ACTUAL TIME: 3:06 P.M.

A. Committee and Liaison Reports:

1. Staff Hearing Officer Liaison Report

No report.

2. Other Committee and Liaison Reports

- a. Commissioner Lodge reported on the Historic Landmarks Commission meeting of August 28, 2024.
- b. Commissioner DeLuccio reported on the Historic Landmarks Commission meeting of August 28, 2024.
- c. Commissioner Wiscomb reported on the Commercial Fisherman Panel Discussion meeting of September 4, 2024.

B. Discussion on Subcommittees and Workshops

No discussion held.

VI. ADJOURNMENT

Chair Baucke adjourned the meeting at 3:11 p.m.

Submitted by,



Mariah Johnson, Commission Secretary