



City of Santa Barbara

PLANNING COMMISSION

MINUTES

APRIL 6, 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 1:00 p.m.

I. ROLL CALL

Chair Roxana Bonderson, Commissioners Lucille Boss, Sheila Lodge, Devon Wardlow, and Lesley Wiscomb

Absent: John Baucke

STAFF PRESENT

Tava Ostrenger, Assistant City Attorney
Allison DeBusk, Senior Planner
Julia Pujo, Environmental Analyst
Kathleen Kennedy, Project Planner
Kelly Brodison, Associate Planner
Michelle Bedard, Transportation Planner
Christopher Bell, City TV Production Supervisor
Janet Ahern, City TV Production Specialist
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:

No announcements.

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

1. March 16, 2023 Planning Commission Minutes
2. Planning Commission Resolution No. 001-23
1018 Garden St

MOTION: Deluccio/ Lodge

Approve the minutes and resolution as presented.

The motion carried by the following vote:

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

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 Catherine Bastug Vincenti was acknowledged.

III. NEW ITEMS

A. ACTUAL TIME: 1:03 P.M.

2501 MEDCLIFF ROAD

Assessor's Parcel Number:	041-330-054
Zoning Designation:	E-3/S-D-3 (One-Family Residence/Coastal Overlay)
Application Number:	PLN2022-00175; Filing Date: 5/20/2022
Owner:	Tom Carosella
Applicant:	Trish Allen, SEPPS

The 24,393-square-foot site is developed with a 970-square-foot, single-story residence, and a 230-square-foot-one-car garage. The proposed project would demolish the existing residence and garage and construct a two-story, 3,970-square-foot residence with a 586-square-foot garage attached to the residence by a breezeway and a 478-square-foot basement, and associated site improvements.

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

1. A Coastal Development Permit to allow the proposed development in the Appealable Jurisdiction of the City's Coastal Zone (Santa Barbara Municipal Code (SBMC) §28.44.060), and
2. Determine that the project is categorically exempt from further environmental review pursuant to California Environmental Quality Act Guidelines Section 15303 (New Construction of Small Structures).

Kelly Brodison, Project Planner, gave the Staff presentation.

Trish Allen, Applicant, gave the Applicant presentation, and was joined by Katie Gerphede, Owner.

Public comment opened at 1:15 p.m., and as no one wished to speak, it closed.

Written correspondence from Paulina Conn and Ann Bronstein was acknowledged.

MOTION: Wiscomb /DeLuccio

Assigned Resolution No. 002-23

Approve the project, making the findings for the Coastal Development Permit and CEQA Exemption as outlined in the Staff Report dated March 30, 2023, subject to the Conditions of Approval as outlined in the Staff Report.

The motion carried by the following vote:

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

*** THE COMMISSION RECESSED FROM 1:35 TO 2:00 P.M. ***

B. ACTUAL TIME: 2:00 P.M.

101 GARDEN STREET

Assessor's Parcel Number:	017-630-008; 009; -018; -021; -024; and -027
Zoning Designation:	HRC-2/ SP-2/ S-D-3 (Hotel and Related Commerce/ Cabrillo Plaza Specific Plan/ Coastal Overlay)
Application Number:	PLN2019-00052; Filing Date: 11/23/2021
Owner:	The Wright Family H Limited Partnership
Applicant:	Carolyn Groves, Dudek

The project consists of the merger of six lots, removal of all existing structures, and construction of a new 174,812-square-foot (net) hotel containing 250 rooms (130 extended stay rooms; 120 lifestyle rooms) and an 85,298-square-foot subterranean parking garage located on a 4.53-acre site at the southwest corner of Garden and E. Yanonali Streets. Guest amenities include library, bar, lounge, 208-square-foot market, media salon, meeting rooms, living room, breakfast area, outdoor seating areas with spa, courtyard with pool and spa, fitness room, and a 7,500-square-foot roof deck. The project includes 267 vehicle parking spaces (234 subterranean and 33 at-grade), 46 bicycle parking spaces (26 subterranean and 20 at-grade), and 8 bicycle rental parking spaces for guests.

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

1. A Parking Modification to allow less than the required number of parking spaces (Santa Barbara Municipal Code (SBMC) §28.90.100 and SBMC §28.92.110.A.1);
2. A Development Plan to allow the construction of 153,000 square feet (net) of nonresidential development (SBMC Chapter 28.85);
3. A Coastal Development Permit to allow the proposed development in the Appealable and Non-Appealable Jurisdictions of the City's Coastal Zone (SBMC §28.44.060); and
4. Determination that the project is categorically exempt from further environmental review pursuant to California Environmental Quality Act Guidelines Section 15332 [Infill Development Projects].

Kathleen Kennedy, Project Planner, gave the Staff presentation. Michelle Bedard, Associate Transportation Planner, and Julia Pujo, Environmental Analyst, were available to answer questions.

Brian Cearnal, Architect, gave the Applicant presentation, and was joined by Shaun Gilbert, Dauntless Development; Dave Irelan, Delawie Architects; and Courtney Jane Miller, Landscape Architect.

Public comment opened at 2:36 p.m., and the following individuals spoke:

1. Pam Flynt Tambo
2. Gail Osherenko
3. Alyssa Moffitt
4. Brittany Zajic
5. Jenny Bruell
6. Layton Reneer
7. Barak Moffitt
8. Scott Zimmerman
9. Manley McNinch

Written correspondence from Alyssa Moffitt, Alexander Petti, Kathryn and Peter Martin, Paulina Conn, Steve Johnson, Jean Ziesenheer, Toben Seymour, Silvia Guerra, Armita Ariano, Barbara Carey of the California Coastal Commission, Mark Lueker, Marc Tappiner, and Richard Drury was acknowledged.

Public comment closed at 3:02 p.m.

*** THE COMMISSION RECESSED FROM 4:32 TO 4:44 P.M. ***

Commission comments:

- The Commission requests that the Applicant provide an analysis, as required by the Specific Plan, to explain how the project will impact the City's housing stock.

MOTION: Wardlow / Boss

Continue indefinitely with the comments that the Applicant shall return with more information on on-site employee housing, community use of the property, donation to the housing fund, and a community outreach campaign.

The motion carried by the following vote:

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

MOTION: Wardlow / Wiscomb

Reconsider the motion.

The motion carried by the following vote:

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

MOTION: Wardlow / Wiscomb

Continue to a date certain of May 11, 2023 with the comments that the Applicant shall return with more information on on-site employee housing, community use of the property, donation to the housing fund, and a community outreach campaign.

The motion carried by the following vote:

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

IV. ADMINISTRATIVE AGENDA**A. Committee and Liaison Reports.**

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

All reports postponed to the next agenda.

V. ADJOURNMENT

Chair Bonderson adjourned the meeting at 6:14 p.m.

Submitted by,

Kira Esparza, Commission Secretary