



City of Santa Barbara

PLANNING COMMISSION

MINUTES

AUGUST 10, 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, City Planner
Kira Esparza, Administrative Assistant

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

Dan Hentschke, Assistant City Attorney
Allison DeBusk, City Planner
Tony Ruggieri, City TV Production Supervisor
Janet Ahern, City TV Production Specialist
Megan Arciniega, Project Planner
Jessica Grant, Supervising Transportation Planner
Sam Furtner, Associate Transportation Planner
Kira Esparza, Administrative Assistant

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 City Attorney for today's meeting will be Dan Hentschke, and he will be joining remotely on Zoom.

C. 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.

III. **DISCUSSION ITEM**

ACTUAL TIME: 1:04 P.M.

UPDATE ON BICYCLE SHARE PILOT PROGRAM

An update on the Bicycle Share Pilot Program. Planning Commission approved a Coastal Development Permit for the portion of the program located within the coastal zone on November 19, 2020 (Resolution No. 010-20), which decision was subsequently upheld on appeal by City Council and the California Coastal Commission.

Sam Furtner, Associate Transportation Planner, gave the Staff presentation. Jessica Grant, Supervising Transportation Planner, and Jesse Rosenberg, Santa Barbara BCycle, were available to answer questions.

Public comment opened at 1:19 p.m., and as no one wished to speak, it closed.

Discussion held.

IV. **NEW ITEM**

ACTUAL TIME: 2:09 P.M.

400 W CARRILLO ST

Assessor's Parcel Number: 039-261-009
Zoning Designation: C-G (Commercial General)
Application Number: PLN2022-00354
Owner: City of Santa Barbara
Applicant: Christine Pierron

The 46,743-square-foot site is currently developed as a City-owned and operated commuter parking lot. The proposed project involves construction of a new four-story 63-unit income-restricted residential building managed by the Housing Authority of the City of Santa Barbara. The project includes at-grade surface and garage parking, as well as additional amenity spaces such as a common room and courtyard outdoor space. The units are proposed to be 100% rent-restricted with 10% of the units restricted to Low-Income (50-80% Area Median Income (AMI)) and a combination of Moderate- (80-120% AMI) and Middle-Income (120-160% AMI) Affordable units for the remaining 90%.

The discretionary applications required for the project include:

- A. A Development Agreement (Santa Barbara Municipal Code (SBMC) Chapter 30.225) approved by the City Council, to allow a residential density of 59 dwelling units per acre, reduced open yard, additional building height, unbundled parking, and encroachment of development into the Mission Creek Development Limitation Area.
- B. Design Review Approval (SBMC Chapter 30.220) by the Historic Landmarks Commission (HLC).
- C. Determine that the project is statutorily exempt from further environmental review pursuant to California Environmental Quality Act Statute Section 21155 [Implementation of the Sustainable Communities Strategy].

Megan Arciniega, Project Planner, gave the Staff presentation. Jessica Grant, Supervising Transportation Planner was available to answer questions.

Dale Azam, Housing Authority of the City of Santa Barbara and Christine Pieron, Cearnal Collective, gave the Applicant presentation, and were joined by Courtney Miller, CJM Landscape Architects, who was available for questions.

Public comment opened at 2:41 p.m., and the following individual spoke:

- 1. Daiquiri Beebe

Written correspondence from Jay Higgins, Lilyan Cuttler, Ben Romo, Pat Saley, John Campanella, and Amanda Cobb, on behalf of Habitat for Humanity of Southern Santa Barbara County was acknowledged.

Public comment closed at 2:45 p.m.

*** THE COMMISSION RECESSED FROM 3:40 TO 3:45 P.M. ***

MOTION: Boss / DeLuccio

Recommend that Council approve the Development Agreement and CEQA exemption, making the findings for the Development Agreement and CEQA Exemption as outlined in the Staff Report dated August 3, 2023, subject to the Conditions of Approval as outlined in the Staff Report, with the addition to the Conditions of Approval to identify Tier 2 stormwater requirements for the right-of-way work.

The motion carried by the following vote:

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

V. ADMINISTRATIVE AGENDA

ACTUAL TIME: 4:00 P.M.

- A. Committee and Liaison Reports:

1. Staff Hearing Officer Liaison Report

Commissioner Boss reported on the Staff Hearing Officer meeting of July 26, 2023.

2. Other Committee and Liaison Reports

- a. Commissioner Lodge reported on the July 31, 2023 meeting of the Architectural Board of Review.
- b. Commissioner DeLuccio reported on the July 12, 2023 meeting of Historic Landmarks Commission, the July 19, 2023 meeting of Historic Landmarks Commission, and the August 2, 2023 meeting of Historic Landmarks Commission.
- c. Commissioner Bonderson reported on the July 27, 2023 meeting of the Transportation & Circulation Committee, the May 24, 2023 meeting of the State Street Advisory Committee, the July 17, 2023 meeting of the Architectural Board of Review, the July 24, 2023 meeting of the Architectural Board of Review, the August 7, 2023 meeting of the Architectural Board of Review, and the upcoming Monday August 21, 2023 meeting of the State Street Advisory Committee.
- d. Commissioner Wiscomb also reported on the De la Guerra Plaza item at HLC on August 2, 2023.

VI. **ADJOURNMENT**

Chair Bonderson adjourned the meeting at 4:10 p.m.

Submitted by,

Kira Esparza, Commission Secretary