



City of Santa Barbara

PLANNING COMMISSION

MINUTES

JANUARY 21, 2021

1:00 P.M.

This Meeting was Conducted Electronically
SantaBarbaraCA.gov

COMMISSION MEMBERS:

Deborah L. Schwartz, Chair
Gabriel Escobedo, Vice Chair
Roxana Bonderson
Jay D. Higgins
Sheila Lodge
Barrett Reed
Lesley Wiscomb

STAFF:

Tava Ostrenger, Assistant City Attorney
Allison DeBusk, Senior Planner
Heidi Reidel, Planning Technician I

CALL TO ORDER

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

I. ROLL CALL

Chair Deborah L. Schwartz, Vice Chair Gabriel Escobedo, Commissioners Roxana Bonderson, Jay D. Higgins (at 1:06 p.m.), Sheila Lodge, Barrett Reed, and Lesley Wiscomb

STAFF PRESENT

Tava Ostrenger, Assistant City Attorney
Allison DeBusk, Senior Planner
Joshua Haggmark, Acting Public Works Director
Christi Velasquez, Administrative Analyst II
Alelia Parenteau, Energy and Climate Manager
Angela Oslund, Facilities Manager
Chris Mailes, Interim Fire Chief
Derrick Bailey, Principal Traffic Engineer
Jessica Grant, Supervising Transportation Planner
Jill Zachary, Parks and Recreation Director
Jonathan Abad, Airport Business Manager
Leif Reynolds, Supervising Engineer
Matt Fore, Senior Assistant to the City Administrator
Melissa Hetrick, Project Planner
Mike Wiltshire, Waterfront Director
Timmy Bolton, Associate Planner
Tony Ruggieri, City TV Production Supervisor
Heidi Reidel, Commission Secretary

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

Ms. DeBusk announced that Item III.B, 119 East Cota Street, has been postponed indefinitely and will be re-noticed before it returns to the Planning Commission.

B. Announcements and appeals:

Ms. DeBusk announced that City Council will hear the bikeshare program appeal Tuesday, January 26, 2021 and Commissioner Higgins will attend to represent the Planning Commission.

C. Review, consideration, and action on the following draft Planning Commission minutes and resolutions:**1. January 7, 2021 Planning Commission Minutes****MOTION: Lodge / Wiscomb**

Approve the minutes as presented.

The motion carried by the following vote:

Ayes: 7 Noes: 0 Abstain: 0 Absent: 0

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

Public comment opened at 1:06 p.m., and as no one wished to speak, it closed.

III. NEW ITEMS**A. ACTUAL TIME: 1:07 P.M.****CAPITAL IMPROVEMENT PROGRAM REVIEW**

Review of projects added to the City's Draft Five-Year Capital Improvement Program for Fiscal Years 2022 to 2026 for consistency with the General Plan per Government Code §65103(c) and §65401. The City Planner, City Engineer, and the City Boards and Commissions governing each program area have reviewed the proposed CIP projects.

Christi Velasquez, Administrative Analyst II, gave the Staff presentation. Joshua Haggmark, Acting Public Works Director; Alelia Parenteau, Energy and Climate Manager; Derrick Bailey, Principal Traffic Engineer; Jessica Grant, Supervising Transportation Planner; Jill Zachary, Parks and Recreation Director; Jonathan Abad, Airport Business Manager; Leif Reynolds, Supervising Engineer; Matt Fore, Senior Assistant to the City Administrator; Melissa Hetrick, Project Planner; Angela Oslund, Facilities Manager; Chris Mailes, Interim Fire Chief; and Mike Wiltshire, Waterfront Director were available to answer questions.

Public comment opened at 1:22 p.m.

Written correspondence from Debbie Brown was acknowledged.

Public comment closed at 1:23 p.m.

Commissioner comments:

Commissioner Wiscomb:

- Appreciates the City seeking grant funding wherever possible and congratulates staff on their successes so far.
- Appreciates potential revenue generating programs.
- Supports projects that involve communities, such as the geospatial inventory of bike infrastructure.
- Excited to see the necessary funding for studies associated with sea level rise. We need to be forward thinking and pro-active on sea level rise.
- Finds the additional projects in the Capital Improvement Program consistent with the General Plan.

Commissioner Bonderson:

- Would like to see a prioritized list for projects.
- Would like to see data on how many people are affected/served by each project.
- Appreciates that the City is always in search of grant funding to support their projects whenever possible.

Commissioner Reed:

- It's impressive to see how well organized the City is.
- Supports Commissioner Wiscomb's comments.
- The program is well balanced in terms of new projects.
- Particularly impressed with the Airport Department's worthy improvements and how they target enhancing the passenger experience.

Commissioner Lodge:

- Finds the program consistent with the General Plan.
- Suggests bringing new projects related to Sea Level Rise to the forefront, as those will be major issues the City will have to confront in the future.

Vice Chair Escobedo:

- Supportive of the Sea Level Rise projects and interested in how we can advocate for more funding to advance the implementation process.
- Supportive of improvements to the Eastside library.
- Believes there will be huge benefits of moving software to the Cloud.
- Supports Commissioner Wiscomb's comment about incorporating some sort of work study or internship program for students as part of the geospatial inventory of bike infrastructure.
- Likes use of shared facilities wherever possible.
- Supportive of providing nutritional wellness opportunities to youth.
- Finds the program to be consistent with the General Plan.

Commissioner Higgins:

- Finds that the project consistent with the General Plan.

*** THE COMMISSION RECESSED FROM 2:50 TO 3:00 P.M. ***

Chair Schwartz:

- Finds the project consistent with the General Plan.
- Believes the Library Department is an essential resource, particularly now when students are dependent on remote learning, and hopes that synergy between the Information Technology Department and the Library will continue.
- Concerned about the lack of facility improvement projects for the Police Department.
- Glad to see the departments have Sea Level Rise adaptation programming and projects affiliated with them, and that there will be a coordinating role in the new Sustainability Department.
- Would like to see a fully loaded cost to the grantee for these projects.
- Exciting to see so many important projects on the horizon.

MOTION: Lodge / Higgins

The Planning Commission finds the projects consistent with the General Plan.

The motion carried by the following vote:

Ayes: 7 Noes: 0 Abstain: 0 Absent: 0

B. APPLICATION OF BRAD HESS, PUBLIC WORKS DEPARTMENT/ CITY OF SANTA BARBARA, OWNER OF 119 E COTA ST, APN: 031-151-018, ZONE: M-C (MANUFACTURING COMMERCIAL); LAND USE DESIGNATION: COMMERCIAL INDUSTRIAL/ MEDIUM HIGH RESIDENTIAL (15-27 DU/AC); PRT2019-00601

Proposal for a new three-story, approximately 53-foot high, ±65,000-square-foot Police Station, and associated 37.5-foot high, ±86,000-square-foot parking structure to accommodate 244 parking spaces, at the existing 1.61-acre Cota Commuter Parking Lot. Each structure would also have a subterranean level. Additional surface parking would be provided. Existing Police operations, currently located at four separate sites, would be consolidated at the new project site. Grading includes 22,000 cubic yards of export. A total of 24 Tipuana tipu trees and 6 oak trees would be removed. The project includes a request for an exception to the 45-foot height limit identified in the M-C, Manufacturing Commercial Zone, pursuant to Santa Barbara Municipal Code Section 30.140.100.B. Projects with a Community Benefit or Community Benefit Housing designation may request an exception to the 45-foot height limitation, and propose buildings up to 60 feet in height. This hearing is for the Planning Commission to consider the request for an exception to the height limitation for the proposed Police Station project.

Item postponed indefinitely at the applicant's request.

IV. ADMINISTRATIVE AGENDA

ACTUAL TIME: 3:29 P.M.

A. Committee and Liaison Reports:

1. Staff Hearing Officer Liaison Report

No report.

2. Other Committee and Liaison Reports

- a. Commissioner Higgins reported on the January 20, 2021 meeting of the Highway 101 Improvements Design Working Group.

V. ADJOURNMENT

Chair Schwartz adjourned the meeting at 3:32 p.m.

Submitted by,

Heidi Reidel

Heidi Reidel, Planning Technician I