



City of Santa Barbara

PLANNING COMMISSION

MINUTES

AUGUST 11, 2022

1:00 P.M.
City Hall, Council Chambers
735 Anacapa Street; and
1026 Via Los Padres
Santa Barbara 93111

COMMISSION MEMBERS:

Gabriel Escobedo, Chair
Roxana Bonderson, Vice Chair
John M. Baucke
Jay D. Higgins
Sheila Lodge
Devon Wardlow
Lesley Wiscomb

STAFF:

Tava Ostrenger, Assistant City Attorney
Allison DeBusk, Senior Planner
Gillian Fennessy, Commission Secretary

CALL TO ORDER

Chair Escobedo called the meeting to order at 1:00 p.m.

I. ROLL CALL

Chair Gabriel Escobedo, Vice Chair Roxana Bonderson, Commissioners John M. Baucke, Sheila Lodge, and Lesley Wiscomb

Absent: Jay D. Higgins and Devon Wardlow

STAFF PRESENT

Tava Ostrenger, Assistant City Attorney
Allison DeBusk, Senior Planner
Kathleen Kennedy, Project Planner
Julia Pujo, Project Planner/ Environmental Analyst
Brad Hess, Principal Project Manager, Public Works
Kaitlin Mamulski, Associate Transportation Planner, Public Works
Janet Ahern, City TV Production Specialist
Gillian Fennessy, 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. July 14, 2022 Planning Commission Minutes
2. Planning Commission Resolution No. 005-22
3239 Cliff Drive
3. July 21, 2022 Planning Commission Minutes

MOTION: Wiscomb / Baucke

Approve the minutes and resolutions as amended.

The motion carried by the following vote:

Ayes: 5 Noes: 0 Abstain: 0 Absent: 2 (Higgins and Wardlow)

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

Public comment opened at 1:08 p.m., and as no one wished to speak, it closed.

Written correspondence from League of Women Voters of Santa Barbara and Jonathan Cook was acknowledged.

III. NEW ITEM

ACTUAL TIME: 1:09 P.M.

601 SANTA BARBARA ST. *(Formerly 119 E. Cota St.)*

Assessor's Parcel Number: 031-151-018
Zoning Designation: M-C (Manufacturing Commercial)
Application Number: PLN2020-00627
Applicant: Brad Hess, Public Works Department
Owner: City of Santa Barbara

The project consists of demolition of the existing 1.61-acre Cota Commuter Parking Lot and construction of a new Police Station. Specific improvements include, but are not limited to: three-story, approximately 53-foot-tall, approximately 64,000-square-foot Police Station building with subterranean level; 37.5-foot-tall, approximately 84,000-square-foot parking structure, with subterranean level, to accommodate 236 parking spaces; eight surface parking spaces for visitors; and new landscaping.

The discretionary application being considered by the Planning Commission is a Development Plan to allow the construction of approximately 64,000 square feet of nonresidential floor area (Santa Barbara Municipal Code Chapter 30.230).

On July 19, 2022 the City Council adopted a Final Mitigated Negative Declaration for the project under the California Environmental Quality Act.

Kathleen Kennedy, Project Planner, gave the Staff presentation. Julio Pujo, Project Planner/ Environmental Analyst and Kaitlin Mamulski, Associate Transportation Planner, Public Works were available to answer questions.

Jeff Hornbuckle, Cearnal Collective, gave the Applicant presentation. Brad Hess, Principal Project Manager, Public Works; Brian Cearnal, Cearnal Collective; and Nicole Horn, Landscape Architect were available to answer questions.

Public comment opened at 1:38 p.m., and as no one wished to speak, it closed.

Written correspondence from The Jones Family and John & Sandra Swinmurn was acknowledged.

Straw poll: How many Commissioners can strongly support a bus shelter on Cota Street and maximum solar panels to achieve results of net zero?
Ayes: 5 Noes: 0

MOTION: Wiscomb / Lodge

Assigned Resolution No. 006-22

Approve the project, making the findings for the Development Plan as outlined in the Staff Report dated August 4, 2022, subject to the Conditions of Approval as outlined in the Staff Report, with the following revisions to the Conditions of Approval:

1. The tree replacement for removed trees shall be completed prior to issuance of a certificate of occupancy for the Police Station.
2. To the Vibration Mitigation Program condition, include "written" notification to property and business owners in the area.
3. To the Neighborhood Notification Prior to Construction condition, include "to the extent possible at least 30 days notification".

The motion carried by the following vote:

Ayes: 5 Noes: 0 Abstain: 0 Absent: 2 (Higgins and Wardlow)

The ten calendar day appeal period was announced.

IV. ADMINISTRATIVE AGENDA

ACTUAL TIME: 2:34 P.M.

A. Committee and Liaison Reports:

1. Staff Hearing Officer Liaison Report

No report.

2. Other Committee and Liaison Reports

- a. Commissioner Bonderson announced the upcoming State Street Advisory Committee meeting on August 15, 2022.
- b. Commissioner Lodge reported on the August 1, 2022 meeting of Single Family Design Board.

V. ADJOURNMENT

Chair Escobedo adjourned the meeting at 2:37 p.m.

Submitted by,



Gillian Fennessy, Commission Secretary