



City of Santa Barbara

PLANNING COMMISSION

MINUTES

FEBRUARY 11, 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 1:00 p.m.

I. ROLL CALL

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

STAFF PRESENT

Tava Ostrenger, Assistant City Attorney
Allison DeBusk, Senior Planner
Timmy Bolton, Associate Planner
Tony Boughman, Associate Planner
Kaitlin Mamulski, Associate Transportation Planner
Tony Ruggieri, City TV Production Supervisor
Heidi Reidel, Planning Technician I
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:

Ms. DeBusk introduced the new Planning Commission Secretary, Gillian Fennessy.

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

1. January 21, 2021 Planning Commission Minutes

MOTION: Higgins / 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 1:04 p.m., and as no one wished to speak, it closed.

III. NEW ITEM

ACTUAL TIME: 1:06 P.M.

APPLICATION OF KENNETH MARSHALL, DUDEK FOR SANTA BARBARA COTTAGE HOSPITAL FOUNDATION, OWNER OF 2403-2407 BATH STREET & 310-314 W JUNIPERO STREET; APN: 025-053-008, -009, -010, -011; ZONE: O-M (OFFICE MEDICAL); LAND USE DESIGNATION: OFFICE/MEDIUM DENSITY RESIDENTIAL; PLN 2020-00341

Proposal for a new two-story, approximately 27,317-net-square-foot Pediatric Medical Office building with a two-level approximately 45,886-square-foot subterranean parking garage. The project proposes to merge four properties, including 2403 Bath Street, 2407 Bath Street, 310 E. Junipero Street, and 314 E. Junipero Street to create a 26,911-square-foot site. All existing buildings and site development would be demolished. Three Oak trees are proposed to remain and be incorporated into the new landscape plan. The project received City Council designation as a Community Benefit Project on October 13, 2020. The project requires Planning Commission review for approval of a Development Plan, a Front Setback Modification, and an Interior Setback Modification. Pursuant to the California Environmental Quality Act (CEQA) Guidelines §15332 (In-Fill Development Projects), the project is exempt from further environmental review.

Tony Boughman, Associate Planner, gave the Staff presentation. Kaitlin Mamulski, Associate Transportation Planner, was available to answer questions.

Brian Cearnal, Architect, The Cearnal Collective LLP, gave the Applicant presentation, and was joined by Ron Biscaro, Vice President, Cottage Health; Bob Cunningham, Landscape Architect, Arcadia Studio; and Kenneth Marshall, Dudek.

Public comment opened at 1:47 p.m., and as no one wished to speak, it closed.

MOTION: Lodge / Higgins**Assigned Resolution No. 001-21**

Approve the project, making the findings outlined in Section VIII in the Staff Report dated February 4, 2021, subject to the Conditions of Approval as outlined in the Staff Report, with the following revisions to the Conditions of Approval:

1. Condition E.7, add a phone number for the complaint line.
2. Condition B.1, correct the date on the applicant letter.
3. Condition C.1, correct the reference from D.8 to E.8.
4. Condition E.8.a, change "will accomplish such" to "will accomplish the required protections" in the last section.

The motion carried by the following vote:

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

The ten calendar day appeal period was announced.

IV. ADMINISTRATIVE AGENDA

ACTUAL TIME: 2:44 P.M.

A. Committee and Liaison Reports:

1. Staff Hearing Officer Liaison Report

No report.

2. Other Committee and Liaison Reports

- a. Commissioner Reed reported on the February 11, 2021 meeting of the Downtown Parking Committee.
- b. Vice Chair Escobedo reported on the February 8, 2021 meeting of the Floor-to-Lot Area Ratio (Multi-Unit Housing) Working Group.

V. ADJOURNMENT

Chair Schwartz adjourned the meeting at 2:55 p.m.

Submitted by,



Gillian Fennessy, Commission Secretary