



City of Santa Barbara

PLANNING COMMISSION

MINUTES

MARCH 17, 2022

1:00 P.M.

This Meeting was Conducted Electronically
SantaBarbaraCA.gov

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 1:01 p.m.

I. ROLL CALL

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

STAFF PRESENT

Tava Ostrenger, Assistant City Attorney
Allison DeBusk, Senior Planner
Ellen Kokinda, Staff Hearing Officer
Kelly Brodison, Associate Planner
Tony Boughman, Associate Planner
Chelsey Swanson, Acting Supervising Transportation Planner
Kaitlin Mamulski, Associate Transportation Planner
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. February 17, 2022 Planning Commission Minutes

MOTION: Wiscomb / Bonderson

Approve the minutes as presented.

The motion carried by the following vote:

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

- 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 Paulina Conn was acknowledged.

III. NEW ITEM

ACTUAL TIME: 1:04 P.M.

418 N. SALSIPUEDES ST

Assessor's Parcel Number: 031-293-019

Zoning Designation: M-I (Manufacturing Industrial)

Application Number: PLN2022-00380

Applicant / Owner: Helen Hea Bin Kang, AB Design Studio / Andros Family Trust

Proposal to convert a portion of the existing building from an industrial kitchen to a commercial kitchen. This type of use is only allowed as an accessory use and is limited to a maximum of 880 square feet (10% of the building size). With this project, the total accessory use floor area within the building would increase to 2,440 square feet.

The discretionary application required for this project is a Performance Standard Permit to allow accessory uses (the commercial kitchen in connection with the existing front retail / tasting area) to exceed the 10% allowed in the M-I zone (SBMC §30.30.020, §30.185.030 and Chapter 30.255).

The project is exempt from further environmental review under California Environmental Quality Act Guidelines Section 15301 (Existing Facilities).

The Staff Hearing Officer denied the project at a public hearing on January 26, 2022. The Staff Hearing Officer's decision was suspended at the request of a Planning Commissioner in accordance with SBMC §30.205.150.A.2.c. The Planning Commission shall review and affirm, reverse, or modify the decision of the Staff Hearing Officer after conducting a public hearing.

Kelly Brodison, Associate Planner, gave the Staff presentation.

Clay Aurell, Applicant, gave the Applicant presentation, and was joined by Ian Cutler, Owner. Eric Behr, Applicant and Helen Kang, Applicant were available to answer questions.

Public comment opened at 1:33 p.m., and as no one wished to speak, it closed.

In response to questions, Ellen Kokinda, Staff Hearing Officer, provided additional background regarding her decision to deny the project.

MOTION: Wiscomb/ Wardlow

Approve the Performance Standard Permit (PSP), making findings to support the permit based on the fact that the accessory uses are related to and serve the primary use, the accessory use is subordinate to the primary use because the additional use square footage is internal and therefore the floor area is not really changing, the site will be improved with additional parking that gets it closer to conforming parking, and because serving small plates will not increase the intensity of use. This approval would be subject to the Conditions of Approval as outlined below:

1. The parking lot shall be kept free from storage materials during operational hours for 100% vehicular use.
2. The PSP becomes voidable if the property is used for a significantly different use than that currently proposed, as determined by the Community Development Director.
3. The applicant shall work with Transportation Staff to potentially add 1-3 additional parking spaces to get them closer to the required 17 parking spaces.
4. The applicant shall agree to not employ food trucks for use on the site.

AMENDED MOTION: Wiscomb/ Wardlow

Continue the project to April 7, 2022 so Staff can prepare draft findings and conditions based on the Commission's comments.

~~Approve the Performance Standard Permit (PSP), making findings to support the permit based on the fact that the accessory uses are related to and serve the primary use, the accessory use is subordinate to the primary use because the additional use square footage is internal and therefore the floor area is not really changing, the site will be improved with additional parking that gets it closer to conforming parking, and because serving small plates will not increase the intensity of use. This approval would be subject to the Conditions of Approval as outlined below:~~

- ~~1. The parking lot shall be kept free from storage materials during operational hours for 100% vehicular use.~~
- ~~2. The PSP becomes voidable if the property is used for a significantly different use than that currently proposed, as determined by the Community Development Director.~~
- ~~3. The applicant shall work with Transportation Staff to potentially add 1-3 additional parking spaces to get them closer to the required 17 parking spaces.~~
- ~~4. The applicant shall agree to not employ food trucks for use on the site.~~

The motion carried by the following vote:

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

IV. ADMINISTRATIVE AGENDA**ACTUAL TIME: 3:14 P.M.****A. COTTAGE HOSPITAL ANNUAL CONSTRUCTION UPDATE**

Application Number: PLN2003-00152

Applicant / Owner: Heidi Jones, Suzanne Elledge Planning & Permitting Services / Santa Barbara Cottage Hospital

Receive written annual report on the construction status of Cottage Hospital (400 W. Pueblo Street) for the year 2021.

Report Received.

B. Committee and Liaison Reports:**1. Staff Hearing Officer Liaison Report**

Commissioner Higgins reported on the February 23, 2022 Staff Hearing Officer meeting.

2. Other Committee and Liaison Reports

- a. Commissioner Bonderson reported on the February 22, 2022 and March 7, 2022 meetings of the Architectural Board of Review and the February 24, 2022 meeting of the Transportation Circulation Committee.
- b. Commissioner Bonderson announced the upcoming State Street Advisory Committee meeting is on March 21, 2022.
- c. Commissioner Lodge reported on the March 2, 2022 meeting of the Historic Landmarks Commission.

V. ADJOURNMENT

Chair Escobedo adjourned the meeting at 3:33 p.m.

Submitted by,



Gillian Fennessy, Commission Secretary