



City of Santa Barbara

PLANNING COMMISSION

SPECIAL MEETING MINUTES

MAY 13, 2021

12:00 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
Gillian Fennessy, Commission Secretary

CALL TO ORDER

Chair Schwartz called the meeting to order at 12:00 p.m.

I. ROLL CALL

Chair Deborah L. Schwartz (until 5:25 p.m.), Vice Chair Gabriel Escobedo, Commissioners Roxana Bonderson, Jay D. Higgins, Sheila Lodge, Barrett Reed, and Lesley Wiscomb

STAFF PRESENT

Ariel Calonne, City Attorney
Tava Ostrenger, Assistant City Attorney
John Doimas, Assistant City Attorney
Renee Brooke, City Planner
Daniel Gullet, Principal Planner
Allison DeBusk, Senior Planner
Timmy Bolton, Associate Planner
Todd Stoney, Police Captain, SBPD
Janet Ahern, City TV Production Specialist
Carlos Cerecedo, Spanish Interpreter
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. Planning Commission April 15, 2021 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 12:05 p.m., and the following individuals spoke:

1. Ann Hefferman
2. Anna Marie Gott
3. Mark Alvarado
4. Victoria Valente
5. Adriana Arriaga
6. Kai Tepper

Public comment closed at 12:20 p.m.

Written correspondence from Marina Martinez, Paulina Conn, Victoria Valente, and Casey McCann was acknowledged.

III. DISCUSSION ITEM

ACTUAL TIME: 12:20 P.M.

PLANNING DIVISION MAJOR WORK EFFORTS

The Planning Commission will receive an update on the Planning Division's current and future work program activities, and provide input to staff and City Council on the Division's prioritization of major work efforts for Fiscal Years 2022 and 2023.

Renee Brooke, City Planner and Daniel Gullet, Principal Planner, gave the Staff presentation. Tava Ostrenger, Assistant City Attorney was available to answer questions.

Public comment opened at 12:45 p.m., and the following individuals spoke:

1. Anna Marie Gott
2. Claire Mitchell
3. Stanley Tzankov
4. John Campanella

Public comment closed at 12:57 p.m.

Commissioner comments:

Commissioner Wiscomb:

- Not prepared to prioritize a short-term vacation rental (STVR) ordinance because she does not know what work item it would replace.
- Believes that most of the work efforts that are already prioritized benefit the greater portion of the City's community than the potential STVR ordinance.
- Recruiting an IT employee is a top priority to prevent Planning staff from being pulled off other work efforts to assist on Accela.
- Would like to see the Title 30 cleanup amendments be moved up in priority and get it done in the coastal zone.
- Any work efforts in relation to Multi-unit Housing should have top priority, including efforts to streamline processes and the Downtown Master Plan.

Commissioner Higgins:

- Does not think that the City or City Council has prioritized housing.
- Would like to encourage staff to prioritize housing but believes it won't happen without Council making it a priority.

Commissioner Reed:

- Supports staff's comments to prioritize Title 30 cleanup amendments.
- Agrees with Commissioner Wiscomb's comments regarding Accela.
- Believes that land development process improvements need to be at the top of the priority list and strongly recommends pulling more staff onto that effort.
- Supports the effort to classify Accessory Dwelling Units by income levels and would like staff to pursue what Goleta has done.
- Agrees with Commissioner Higgins' comments regarding housing.
- Does not believe that increasing the inclusionary percentage is an incentive, instead it is a restrictive work effort that gets in the way of true housing progress.
- State Street Master Plan and De La Guerra Redevelopment Plan need to be at top of the priority list as well.
- Does not recommend priority on short-term vacation rental ordinance beyond what is planned for.

Commissioner Escobedo:

- In favor of prioritizing getting Accela wrapped up and an IT position filled.
- The Title 30 cleanup amendments should be a priority.
- Believes that a short-term vacation rental ordinance needs to be a priority and would like to ask Council to make it a priority.
- Believes that short term rentals are being used as a commodity, while people who live and work in the City are living in substandard housing and multiple families are living in single family households.
- Believes that there are homes that sit vacant for most of the year and that there are policies that could be used to prevent this.
- Would like to ask Council to open up the scope for providing housing, not only for building housing but preserving the current housing stock.

Commissioner Bonderson:

- Agrees with Vice Chair Escobedo's comments in regard to making the short-term rental ordinance a priority in whatever manner it can be done and would like to ask Council to prioritize it.
- Agrees with making the Title 30 cleanup amendments a priority.
- Agrees with the prioritization of Accela and getting an IT position filled.
- Agrees with Commissioner Higgins's comments and appreciates his perspective on Multi-unit Housing and that it needs to be part of this discussion.
- Would like to prioritize updating the Board and Commission Guidelines and believes it should be at the top of the priority list because without them the Boards and Commissions cannot do their jobs properly, effectively, and uniformly.
- Hopes that there will be a connection between what is discussed and decided upon for the Off-sale Alcohol Zoning Ordinance Amendments.

Commissioner Lodge:

- Concurs with Commissioner Wiscomb's comments.

Chair Schwartz:

- Recommends that staff implement an evaluative tool to determine whether delays in project review and implementation are internal or external.
- Use that tool to figure out what we can do better in the process.
- Staff cannot take on more, so we need to figure out how to work smarter.

*** THE COMMISSION RECESSED FROM 3:02 P.M. TO 3:15 P.M. ***

IV. NEW ITEM – RECOMMENDATION TO COUNCIL

ACTUAL TIME: 3:16 P.M.

OFF-SALE ALCOHOL ZONING ORDINANCE AMENDMENTS

The Planning Commission will consider proposed amendments to the Santa Barbara Municipal Code (SBMC), which would require conditional use permits (CUPs) for newly established alcoholic beverage retail establishments; confer a deemed approved status for legal existing alcoholic beverage retail establishments; provide standards for the continued operation of alcoholic beverage retail establishments; and set forth grounds and appeal process for the modification, revocation and termination of conditional use permits and deemed approved status establishments violating the Municipal Code.

The purpose of this hearing is for the Planning Commission to receive public input and consider the proposed amendments to the Municipal Code and forward a recommendation to City Council. This is a draft of the amendments and the scope of the amendments may change upon review by the Planning Commission, and upon future review by the Ordinance Committee and City Council.

John Doimas, Assistant City Attorney, gave the Staff presentation. Renee Brooke, City Planner and Todd Stoney, Police Captain, SBPD were available to answer questions.

Public comment opened at 3:40 p.m., and the following individuals spoke:

1. Adriana Sanchez
2. Angel Lopez
3. Ann Hefferman
4. Daniel Gonzalez
5. E. Patrick Morris
6. Guy Dolev
7. John Dixon
8. Lay
9. Natasha Todorovic
10. Sharon Byrne
11. Anna Marie Gott
12. Natalia Govoni
13. Melisa Villafuerte
14. Mario Espinoza-Kulick

Written correspondence from Mario Espinoza-Kulick, Anna Munoz, Adriana Sanchez, Katie Nunez, Luis Catalan, Daniel Gonzalez, Melisa Villafuerte, Hugo Valdovinos, Lay Tep, Dawn Dunn, Angel Lopez, Patrick Morris, and Anna Marie Gott was acknowledged.

Public comment closed at 4:13 p.m.

MOTION: Wiscomb / Lodge

Continue item to a date certain of June 10, 2021 for staff to consider Commissioners' questions.

The motion carried by the following vote:

Ayes: 5 Noes: 1 (Higgins) Abstain: 0 Absent: 1 (Schwartz)

V. ADMINISTRATIVE AGENDA

ACTUAL TIME: 5:58 P.M.

A. Committee and Liaison Reports:

1. Staff Hearing Officer Liaison Report

No report.

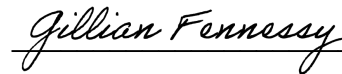
2. Other Committee and Liaison Reports

- a. Commissioner Wiscomb reported on the May 7, 2021 joint meeting of the Historic Landmarks Commission and Plaza De La Guerra Working Group.
- b. Commissioner Reed reported on the May 13, 2021 meeting of the Downtown Parking Committee.

VI. ADJOURNMENT

Chair Escobedo adjourned the meeting at 5:59 p.m.

Submitted by,



Gillian Fennessy, Commission Secretary