



City of Santa Barbara

PLANNING COMMISSION

MINUTES

OCTOBER 19, 2023

1:00 P.M.

City Hall, Council Chambers
735 Anacapa Street
SantaBarbaraCA.gov

COMMISSION MEMBERS:

Roxana Bonderson, *Chair*
John M. Baucke, *Vice Chair*
Lucille Boss
Donald DeLuccio
Sheila Lodge
Devon Wardlow
Lesley Wiscomb

CITY COUNCIL LIAISON:

Mike Jordan

STAFF:

Tava Ostrenger, Assistant City Attorney
Allison DeBusk, City Planner
Mariah Johnson, Commission Secretary

CALL TO ORDER

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

I. ROLL CALL

Chair Roxana Bonderson, Vice Chair John M. Baucke, Commissioners Lucille Boss, Donald DeLuccio, Sheila Lodge, and Devon Wardlow

Absent: Commissioner Leslie Wiscomb

STAFF PRESENT

Tava Ostrenger, Assistant City Attorney
Allison DeBusk, City Planner
Christopher Bell, City TV Production Supervisor
Janet Ahern, City TV Production Specialist
Julia Pujo, Project Planner
Kathleen Kennedy, Project Planner
Michelle Bedard, Project Planner
Mariah Johnson, 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. October 5, 2023 Planning Commission Minutes
2. Planning Commission Resolution No. 009-23
1830 Overlook Ln
3. Planning Commission Resolution No. 010-23
2315 Edgewater Way

MOTION: DeLuccio / Baucke

Approve the minutes and resolutions as amended.

The motion carried by the following vote:

Ayes: 5 Noes: 0 Abstain: 1 (Boss) Absent: 1 (Wiscomb)

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

Public comment opened at 1:05 p.m., and as no one wished to speak, it closed.

III. NEW ITEM

ACTUAL TIME: 1:06 P.M.

3237 STATE STREET

Assessor's Parcel Number: 051-112-026
Zoning Designation: RS-7.5/USS (Residential Single Unit/Upper State Street)
Application Number: PLN2022-00104
Owner: Federal Government/Pending-American Indian Health & Services
Applicant: Alicia Harrison, Beth A. Collins, Brownstein Hyatt Farber Schreck

The 2.57-acre site located at the southeast corner of State Street and Las Positas Road is currently developed with a one-story, 14,494-square-foot main building (and connected assembly hall) and a one-story, 2,346-square-foot maintenance building. The proposed project consists of a new community health center for American Indian Health and Services (AIHS), and a request for a Specific Plan and General Plan Amendment to allow the use. The proposal includes demolition of 901 square feet of building and a two-story addition to the main building consisting of 6,798 square feet on the first floor and 2,941 square feet on the second floor. The total floor area for the entire project is 25,678 square feet. The existing parking lot would be redesigned to accommodate 103 vehicle parking spaces. Ten short-term bicycle parking spaces and ten long-term bicycle spaces are proposed. The project includes new fencing and landscaping, as well as public improvements along Las Positas Road and State Street.

The discretionary applications under the jurisdiction of the Planning Commission at this hearing are:

- A. Recommendation to the City Council for a Specific Plan (SP11-CHC) to replace the existing RS-7.5 zoning to allow the community health center and other uses (SBMC Chapter 30.265);
- B. Recommendation to the City Council for a General Plan Amendment to change the land use designation from Parks and Open Space to Office/Low Density Residential (five dwelling units per acre) (SBMC Chapter 30.235); and
- C. A Development Plan to allow the construction of 9,338 square feet of net new nonresidential floor area (SBMC Chapter 30.230).

Confirm the Environmental Analyst's determination that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Sections 15061, 15301, and 15331.

Kathleen Kennedy, Project Planner, gave the Staff presentation. Julia Pujo, Project Planner; and Michelle Bedard, Project Planner, were available to answer questions.

Beth Collins, Brownstein Hyatt Farber Schreck, gave the Applicant presentation, and was joined by Rosa Alvarado, 19Six Architects; Michelle Lang, 19Six Architects; and Sasha Shebalin, Arcadia Studio.

Public comment opened at 1:42 p.m., and the following individuals spoke:

1. Alice Huang

Written correspondence from Paulina Conn, Salud Carbajal, Dianne Feinstein, Van Do-Reynoso, Kurt Ransohoff, Roderick Robles, David Selberg, Virginia Hedrick, Alice Huang, Steve Ortiz, Francesca Galt, and American Indian Health and Services Board of Directors was acknowledged.

Public comment closed at 1:46 p.m.

MOTION: Lodge / DeLuccio

Assigned Resolution No. 011-23

Approve the project, making the Environmental Review and Development Plan findings as outlined in the Staff Report dated October 12, 2023, subject to the Conditions of Approval in the Staff Report dated October 12, 2023, and made Recommendations to the City Council to approve the Specific Plan and General Plan Amendment.

The motion carried by the following vote:

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

The ten-day appeal period was announced.

IV. ADMINISTRATIVE AGENDA**ACTUAL TIME: 2:39 P.M.****A. Committee and Liaison Reports:****1. Staff Hearing Officer Liaison Report**

Commissioner Boss reported that on recent Staff Hearing Officer agendas there have been many Accessory Dwelling Units (ADUs).

2. Other Committee and Liaison Reports

- a. Commissioner Boss reported that Downtown Parking is promoting a [Downtown Parking survey](#).
- b. Chair Bonderson reported on the Architectural Board of Review (ABR) meeting of October 2, 2023.
- c. Chair Bonderson reported that the State Street Advisory Committee has their next meeting on October 23, 2023 at the Faulkner Gallery at 3:00 p.m.

V. ADJOURNMENT

Chair Bonderson adjourned the meeting at 2:40 p.m.

Submitted by,



Mariah Johnson, Commission Secretary