



City of Santa Barbara

PLANNING COMMISSION

MINUTES

MAY 11, 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

STAFF:

Tava Ostrenger, Assistant City Attorney
Allison DeBusk, Senior Planner
Kira Esparza, Commission Secretary

CALL TO ORDER

Chair Bonderson called the meeting to order at 1:01 p.m.

I. ROLL CALL

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

STAFF PRESENT

Tava Ostrenger, Assistant City Attorney
Allison DeBusk, Senior Planner
Ellen Kokinda, Design Review Supervisor
Ted Hamilton-Rolle, Project Planner
Pilar Plummer, Associate Planner
Christopher Bell, City TV Production Supervisor
Janet Ahern, City TV Production Specialist
Kira Esparza, Commission Secretary

II. PRELIMINARY MATTERS

A. Requests for continuances, withdrawals, postponements, or addition of ex-agenda items:

Ms. DeBusk announced that Item V, 101 Garden St, has been postponed indefinitely at the Applicant's request.

B. Announcements and appeals:

Ms. DeBusk announced that the Appeal for 2315 Edgewater will be heard at City Council on May 23, 2023.

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

1. April 13, 2023 Planning Commission Minutes
2. Planning Commission Resolution No. 003-23
1617 and 1621 Anacapa St.

MOTION: Baucke / DeLuccio

Approve the April 13, 2023 minutes and resolution as amended.

The motion carried by the following vote:

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

3. April 20, 2023 Planning Commission Minutes

MOTION: Wiscomb / DeLuccio

Approve the April 20, 2023 minutes as amended.

The motion carried by the following vote:

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

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 Rich Untermann was acknowledged.

III. NEW ITEM – RECOMMENDATION TO COUNCIL

ACTUAL TIME: 1:09 P.M.

AMENDMENT TO SINGLE FAMILY DESIGN BOARD APPEAL PROCESS

Application Number: PLN2023-00016

Update on Planning staff's efforts to understand persistent challenges as well as potential solutions for streamlining the Single Family Design Board (SFDB) review process and a discussion of proposed amendments to the Single Family Design Board appeal process, Santa Barbara Municipal Code, Title 22 Sections 22.69.030, 22.69.080, and 22.69.090, specifically consideration of code amendments to direct SFDB appeals to the Planning Commission instead of the City Council.

This project is categorically exempt from further environmental review pursuant to SBMC §22.100.070.C.5.c – Class 5: Minor Alterations in Land Use Limitations for adoption or amendment of land use or development ordinances, regulations, standards, or guidelines that substantially maintain existing land use intensity or density.

Ellen Kokinda, Design Review Supervisor, gave the Staff presentation. Ted Hamilton-Rolle, Project Planner was available to answer questions.

Public comment opened at 1:43 p.m., and the following individuals spoke:

1. Fred Sweeney

Public comment closed at 1:54 p.m.

MOTION: Wiscomb / Wardlow

Uphold Staff's determination that the project is categorically exempt from further environmental review pursuant to SBMC §22.100.070.C.5.c, and recommend that the City Council approve the proposed amendments to SBMC 22.69.080 to direct Single Family Design Board appeals to the Planning Commission instead of the City Council, with the following edit:

1. In section 2.B, include the notice of appeal language and change City Council to Planning Commission.

Additionally, Planning Commission has the following comments:

- Single Family Design Board appeals should be limited to only Project Design Approval and not Final Approval.
- The Commission suggests the following for consideration:
 - a. The minutes for Single Family Design Board meetings should be more thorough.
 - b. Some guidelines should change to become ordinances.
 - c. Definitions should be provided for mass, bulk, and scale.
 - d. The enforcement process should be better defined.
 - e. Neighborhood compatibility should be better defined.
 - f. A handout should be developed with more information on the design review process and appeal process.

The motion carried by the following vote:

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

*** THE COMMISSION RECESSED FROM 3:23 TO 3:32 P.M. ***

IV. NEW ITEM

ACTUAL TIME: 3:32 P.M.

1713 LASUEN ROAD

Assessor's Parcel Number:	019-184-003
Zoning Designation:	RS-15 (Residential Single Unit)
Application Number:	PLN2022-00379
Applicant / Owner:	Arroyo Seco Construction / Adam Graham

The project consists of a renovation to the existing historic residence including demolition of the existing garage and workshop to be replaced with a new garage and workshop with a 256-square-foot gym below. The project includes two upper floor additions comprised of a 126-square-foot mechanical room and 156-square-foot primary bath, re-opening a deck at the exterior of the residence, window and door replacements, a new elevator, and an interior remodel. The proposed total of 4,163 square feet on a 13,673-square-foot lot is 99% of the maximum required floor-to-lot area ratio.

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

1. An Interior Setback Modification to grant relief from the interior setback standards (SBMC Table 30.20.030.A & § 30.250.020.B);
2. A Net Floor Area (Floor to Lot Area Ratio) Modification to grant relief from the net floor area standards (SBMC § 30.20.030.A.1 & §30.250.020.E);
3. Determine that the project is categorically exempt from further environmental review pursuant to California Environmental Quality Act Guidelines Section 15301 (Existing Facilities).

Pilar Plummer, Project Planner, gave the Staff presentation.

Nicole Biergel, Arroyo Seco Construction, gave the Applicant presentation, and was joined by Adam Graham, Owner, and Risa Hong, Arroyo Seco Construction.

Public comment opened at 3:59 p.m., and the following individuals spoke:

1. Richard Curtis

Written correspondence from Richard Curtis and Paulina Conn was acknowledged.

Public comment closed at 4:06 p.m.

MOTION: DeLuccio/ Wiscomb

Assigned Resolution No. 004-23

Approve the project, making the findings for the Interior Setback Modification, Net Floor Area (Floor to Lot Area Ratio) Modification, and CEQA Exemption, as outlined in the Staff Report dated May 4, 2023.

The motion carried by the following vote:

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

The ten calendar day appeal period was announced.

V. CONTINUED ITEM: FROM APRIL 6, 2023 (Postponed indefinitely; new hearing date will be re-noticed)

101 GARDEN STREET

Assessor's Parcel Number:	017-630-008; 009; -018; -021; -024; and -027
Zoning Designation:	HRC-2/SP-2/S-D-3 (Hotel and Related Commerce/Cabrillo Plaza Specific Plan/Coastal Overlay)
Application Number:	PLN2019-00052; Filing Date: 11/23/2021
Owner:	The Wright Family H Limited Partnership
Applicant:	Carolyn Groves, Dudek

The project consists of the merger of six lots, removal of all existing structures, and construction of a new 174,812-square-foot (net) hotel containing 250 rooms (130 extended stay rooms; 120 select service rooms) and an 85,298-square-foot subterranean parking garage located on a 4.53-acre site at the southwest corner of Garden and E. Yanonali Streets. Guest amenities include library, bar, lounge, 208-square-foot market, media salon, meeting rooms, living room, breakfast area, outdoor seating areas with spa, courtyard with pool and spa, fitness room, and

a 7,500-square-foot roof deck. The project includes 267 vehicle parking spaces (238 subterranean and 29 at-grade), 46 bicycle parking spaces (26 subterranean and 20 at-grade), and 8 bicycle rental parking spaces for guests.

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

1. A Parking Modification to allow less than the required number of parking spaces (Santa Barbara Municipal Code (SBMC) §28. 90.100 and SBMC §28.92.110.A.1);
2. A Development Plan to allow the construction of approximately 153,000 square feet (net) of nonresidential development (SBMC Chapter 28.85);
3. A Coastal Development Permit to allow the proposed development in the Appealable and Non-Appealable Jurisdictions of the City's Coastal Zone (SBMC §28.44.060); and
4. Determination that the project is categorically exempt from further environmental review pursuant to California Environmental Quality Act Guidelines Section 15332 [Infill Development Projects].

Item V is postponed indefinitely.

VI. ADMINISTRATIVE AGENDA

ACTUAL TIME: 4:46 P.M.

A. Committee and Liaison Reports:

1. Staff Hearing Officer Liaison Report

No report.

2. Other Committee and Liaison Reports

- a. Commissioner Boss reported on the May 11, 2023 meeting of Downtown Parking Committee.
- b. Commissioner Bonderson reported on the May 1, 2023 and May 8, 2023 meetings of Architectural Board of Review, and announced the May 22, 2023 and May 24, 2023 meetings of the State Street Advisory Committee.

VII. ADJOURNMENT

Chair Bonderson adjourned the meeting at 4:51 p.m.

Submitted by,



Kira Esparza, Commission Secretary