



City of Santa Barbara

PLANNING COMMISSION

MINUTES

FEBRUARY 4, 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 1:01 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
Dan Hentschke, Assistant City Attorney
Renee Brooke, City Planner
Allison DeBusk, Senior Planner
Danny Kato, Senior Planner
Timmy Bolton, Associate Planner
Janet Ahern, City TV Production Specialist
Heidi Reidel, Planning Technician I
Gillian Fennessy, Commission Secretary

II. PRELIMINARY MATTERS

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

Ms. DeBusk announced that Item III.B, 2403-2407 Bath St & 310-314 W Junipero St, is postponed to February 11, 2021.

B. Announcements and appeals:

Ms. DeBusk announced that on Tuesday, February 2, 2021 City Council upheld the Planning Commission's Coastal Development Permit approval for the bikeshare program, with a few additional conditions.

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

1. January 14, 2021 Planning Commission Minutes

MOTION: Reed / Bonderson

Approve the minutes as amended.

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 1:09 p.m., and as no one wished to speak, it closed.

III. NEW ITEMS

A. ACTUAL TIME: 1:10 P.M.

ORDINANCE AMENDING SECTIONS 1.25.050, 30.205.050, AND 30.280.030 OF THE SANTA BARBARA MUNICIPAL CODE RELATING TO REVIEW OF DEVELOPMENT PROJECTS FOR PRE-EXISTING CODE VIOLATIONS

Proposed amendments to the Santa Barbara Municipal Code related to review of development projects with pre-existing code violations. The proposal is intended to streamline the City's development permitting process while assuring that pre-existing code violations are eliminated. Specifically, this includes amending Section 1.25.050 to clarify that correction of existing code violations may be required as a condition of permit issuance, but an existing violation is not a basis for refusing to accept a development application; amending Section 30.205.050 to allow an application to be deemed complete as long as existing violations are identified on the application and corrected either before or as a condition of project approval; and amending Section 30.280.030 to be consistent with the amendments to Sections 1.25.050 and 30.205.050.

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 for adoption 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. Interested parties may follow the changes as they are posted on the web site.

Dan Hentschke, Assistant City Attorney, gave the Staff presentation. Danny Kato, Senior Planner; and Renee Brooke, City Planner; were available to answer questions.

Public comment opened at 1:17 p.m., and the following individuals spoke:

1. Brian Johnson

Public comment closed at 1:19 p.m.

*** THE COMMISSION RECESSED FROM 3:00 TO 3:10 P.M. ***

*** THE COMMISSION RECESSED FROM 4:12 TO 4:20 P.M. ***

MOTION: Higgins/Reed

Continue one month, and form a three-member working group to work with staff on clarifying the language about parcel analysis of discretionary projects and narrowing the proportionality of review.

The motion failed due to lack of vote.

AMENDED MOTION: Higgins/Reed

Continue to March 4, 2021, and form a three-member working group to work with staff on further evaluating amendments to sections 1.25.050, 30.205.050, and 30.280.030 of the Santa Barbara Municipal Code.

This motion carried by the following vote:

Ayes: 4 Noes: 3 (Escobedo, Wiscomb, and Lodge) Abstain: 0 Absent: 0

Individual Comments:

1. Vice Chair Escobedo opposed because he believes the Commission should be expediting these amendments to City Council and that these amendments may not be the appropriate vehicle to make the desired changes.
2. Commissioner Wiscomb opposed because the revisions discussed will help the review process and benefit the community by giving more flexibility and clearing up the difference between ministerial and discretionary applications.

MOTION: Wiscomb/Higgins

Elect Commissioners Bonderson, Reed, and Higgins to the three-member working group.

This motion carried by the following vote:

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

B. *POSTPONED TO FEBRUARY 11, 2021***APPLICATION OF KENNETH MARSHALL, DUDEK FOR SANTA BARBARA COTTAGE HOSPITAL FOUNDATION, OWNER OF 2403-2407 BATH ST & 310-314 W JUNIPERO ST; APN: 025-053-008, -009, -010, -011; ZONE: O-M; 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. Pursuant to the California Environmental Quality Act (CEQA) Guidelines §15332 (In-Fill Development Projects), the project is exempt from further environmental review.

IV. ADMINISTRATIVE AGENDA**ACTUAL TIME: 4:55 P.M.****A. Committee and Liaison Reports:****1. Staff Hearing Officer Liaison Report**

No report.

2. Other Committee and Liaison Reports

- a. Commissioner Lodge reported on the February 3, 2021 meeting of the Historic Landmarks Commission.
- b. Vice Chair Escobedo reported on the Airport Commission and the Parks and Recreation Commission.
- c. Commissioner Reed and Vice Chair Escobedo reported on the Floor-to-Lot Area Ratio Working Group.
- d. Commissioner Bonderson reported on the January 29, 2021 meeting of the Architectural Board of Review.
- e. Commissioner Higgins reported on the Highway 101 Improvements Design Working Group and the February 2, 2021 meeting of City Council related to the Bike-share appeal.
- f. Commissioners Lodge, Higgins, and Wiscomb reported on the February 2, 2021 meeting of City Council related to Sea Level Rise and Plaza de la Guerra.

V. ADJOURNMENT

Chair Schwartz adjourned the meeting at 5:22 p.m.

Submitted by,

Heidi Reidel

Heidi Reidel, Planning Technician I