



City of Santa Barbara

PLANNING COMMISSION

MINUTES

DECEMBER 15, 2022

1:00 P.M.

City Hall, Council Chambers
735 Anacapa Street
SantaBarbaraCA.gov

COMMISSION MEMBERS:

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 Bonderson called the meeting to order at 1:03 p.m.

I. ROLL CALL

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
Megan Arciniega, Project Planner
Kelly Brodison, Associate Planner
Jessica Grant, Supervising Transportation Planner
Michelle Bedard, Associate Transportation Planner
Tony Ruggieri, City TV Production Supervisor
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. December 1, 2022 Planning Commission Minutes
2. Planning Commission Resolution No. 013-22
540 W. Pueblo Street and 521 W. Junipero Street

MOTION: Wiscomb / Lodge

Approve the minutes and resolutions as presented.

The motion carried by the following vote:

Ayes: 6 Noes: 0 Abstain: 0 Absent: 0

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

Public comment opened at 1:04 p.m., and as no one wished to speak, it closed.

III. NEW ITEMS

A. ACTUAL TIME: 1:04 P.M.

533 E. MICHELTORENA STREET

Assessor's Parcel Number: 027-580-001 through -008; -015 and -016

Zoning Designation: R-M (Residential Multi-Unit)

Application Number: PLN2019-00173

Applicant: Jane Gray, Dudek

Owner: Santa Barbara Condo 204, LLC and Santa Barbara Condo 101, LLC

The project proposes a new condominium development using the Average Unit-Size Density (AUD) Incentive Program. The project consists of constructing a new 45-foot tall, six-unit condominium building in the location of an existing surface level parking lot adjacent to an existing 48-foot, tall mixed-use condominium building containing two residential units and 10,100 square feet of commercial medical office space. The resulting eight residential condominium units (six new, two existing) on the 21,258 square foot lot would have a residential density of 16.3 dwelling units per acre. The project proposes a total of 47 parking spaces, between a reconfigured surface parking lot and a new parking garage with parking lifts.

The discretionary decisions required at this hearing under the purview of the Planning Commission are:

1. A Front Setback Modification on N. Salsipuedes Street to allow encroachments into the required 20-foot front setback on the third and fourth floors of the new structure (SBMC §30.250.020);
2. An Interior Setback Modification to allow encroachments into the required 10-foot interior setback on the third story (SBMC §30.250.020);
3. An Open Yard Modification to allow a reduction in the required open yard area (SBMC §30.250.020);

4. A Tentative Subdivision Map for a one-lot subdivision to approve six additional (6) residential condominium units on a site that contains two residential condominium units and 10,100 square feet of commercial condominium floor area (SBMC Chapters 27.07 and 27.13); and.
5. Determine that the project is categorically exempt from further environmental review pursuant to California Environmental Quality Act Guidelines Section 15332 (Infill Development).

Megan Arciniega, Project Planner, gave the Staff presentation. Jessica Grant, Supervising Transportation Planner was available to answer questions.

Melisa Turner, DesignARC gave the Applicant presentation, and was joined by Mark Kirkhart, DesignARC and Jane Gray, Dudek.

Public comment opened at 1:38 p.m., and the following individuals spoke:

1. Maria Zate
2. Heather Hudson

Public comment closed at 1:45 p.m.

Written correspondence from Craig Minus, Heather Hudson, Gary & Kay Hoffman, Jeffrey Rohde, Pat Saley, and Amy Kunze was acknowledged.

MOTION: Wiscomb / Wardlow

Assigned Resolution No.015-22

Approve the project and uphold Staff's determination that the project is categorically exempt from further environmental review pursuant to California Environmental Quality Act Guidelines Section 15332 (Infill Development), making the findings for the Tentative Subdivision Map, Open Yard Modification, Interior Setback Modification, and Front Setback Modification as outlined in the Staff Report dated December 8, 2022, subject to the Conditions of Approval as outlined in the Staff Report, with the following comment:

1. The Commission encourages City Council to take the inclusionary fee from this project and apply it to the affordable housing trust fund.

The motion carried by the following vote:

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

Commissioner Higgins opposed the motion due to the view impact; the size, bulk, and scale of the project; and the parking. He stated that the proposed development is too much for the site, and the nonconforming aspect of the existing development/use is complicated and a concern.

The ten-calendar-day appeal period was announced.

*** THE COMMISSION RECESSED FROM 2:50 TO 3:02 P.M. ***

B. ACTUAL TIME: 3:02 P.M.**621 W. MICHELTORENA STREET**

Assessor's Parcel Number: 039-041-020

Zoning Designation: C-R (Commercial Restricted)

Application Number: PLN2020-00030

Applicant: Trish Allen, SEPPS

Owner: Santa Barbara Neighborhood Clinics

The 10,454-square-foot site is developed with a two-story, 4,000-square-foot commercial building and 16 on-grade parking spaces, all of which is proposed to be demolished. The proposed development consists of a three-story, approximate 11,149-square-foot medical, behavioral health and dental clinic and an on-grade parking garage with 11 spaces. An off-site parking covenant is proposed to provide 22 employee parking spaces off-site at 21 E. Constance, with a shuttle service to bring employees to and from the project site.

The discretionary decisions required at this hearing under the purview of the Planning Commission are:

1. A Modification to allow for less than the required number of parking spaces (Santa Barbara Municipal Code (SBMC) §30.175.040 and §30.250.020);
2. A Development Plan to allow the construction of 6,352 square feet of net new nonresidential floor area (SBMC Chapters 30.170 and 30.230);
3. A Conditional Use Permit to allow a State-Licensed clinic to operate in the C-R (Commercial Restricted) Zone (SBMC §30.25.020 and Chapter 30.215); and
4. Determine that the project is categorically exempt from further environmental review pursuant to California Environmental Quality Act Guidelines Section 15332 (Infill Development Projects).

EX PARTE COMMUNICATION: Commissioner Higgins disclosed an ex parte communication with the applicant regarding the project.

Kelly Brodison, Associate Planner, gave the Staff presentation and was joined by Jessica Grant, Supervising Transportation Planner.

Trish Allen, SEPPS gave the Applicant presentation, and was joined by Brian Goff, Santa Barbara Neighborhood Clinics Board Chairman; Dr. Mahdi Ashrafian, Chief Executive Officer of Santa Barbara Neighborhood Clinics; Brian Cearnal, Architect; and Courtney Jane Miller, Landscape Architect.

Public comment opened at 3:32 p.m., and the following individuals spoke:

1. Andrew Hazlett
2. Ron Werft
3. Dr. Fred Kass
4. Dr. Lynn Fitzgibbons
5. Lilly Bastew

6. David Hopkins
7. Joan Marshall

Public comment closed at 4:00 p.m.

MOTION: Baucke / Higgins

Assigned Resolution No. 016-22

Approve the project and uphold staff's determination that the project is categorically exempt from further environmental review pursuant to California Environmental Quality Act Guidelines Section 15332 (Infill Development Projects), making the findings for the Parking Modification, Development Plan, and Conditional Use Permit as outlined in the Staff Report dated December 8, 2022, subject to the Conditions of Approval as outlined in the Staff Report, with the following addition to the Parking Covenant:

1. The applicant can request a 90-day extension from the Community Development Director if they are unable to locate alternative offsite parking.

The motion carried by the following vote:

Ayes: 5 Noes: 1 (Bonderson) Abstain: 0 Absent: 0

Commissioner Bonderson opposed the motion due to the extent of the parking modification; the clinic serves individuals who may have mobility issues and should provide adequate on-site parking for those needs.

The ten-calendar-day appeal period was announced.

IV. ADMINISTRATIVE AGENDA

ACTUAL TIME: 4:47 P.M.

A. Committee and Liaison Reports:

1. Staff Hearing Officer Liaison Report

Commissioner Higgins reported on the December 14, 2022 meeting of the Staff Hearing Officer.

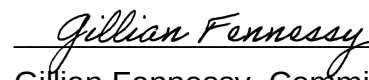
2. Other Committee and Liaison Reports

- a. Commissioner Lodge reported on the December 14, 2022 meeting of the Creeks Restoration Advisory Committee.
- b. Commissioner Bonderson reported on the December 14, 2022 special meeting of the State Street Advisory Committee.
- c. The Commission recognized Commissioner Higgins for his 8 years of service on the Planning Commission.

V. ADJOURNMENT

Chair Bonderson adjourned the meeting at 5:00 p.m.

Submitted by,



Gillian Fennessy, Commission Secretary