



City of Santa Barbara

PLANNING COMMISSION

MINUTES

JUNE 3, 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
Gillian Fennessy, Commission Secretary

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
Allison DeBusk, Senior Planner
Tony Boughman, Associate Planner
Kaitlin Mamulski, Associate Transportation Planner
William Russell, Planning Technician
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:

Ms. DeBusk announced that the Planning Commission's approval of the project at 2 S. Quarantina Street has been appealed to City Council and a Planning Commission representative will be chosen to attend that hearing, once a date is set.

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

1. May 13, 2021 Planning Commission Minutes

MOTION: Wiscomb / 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 1:11 p.m., and as no one wished to speak, it closed.

The following individuals spoke:

1. John Campanella

Public comment closed at 1:13 p.m.

Written correspondence from Mark Vestal, Kamran Mostofi, Don and Wendy Gragg, Marina Martinez, Dinah Griego, Nicole Daniel, David Catalfimo, James Catalfimo, and Ellea Catalfimo was acknowledged.

III. DISCUSSION ITEM

ACTUAL TIME: 1:13 P.M.

COTTAGE HOSPITAL UPDATE 2019 & 2020

The Planning Commission will receive an annual report on the project construction status of 400 W. Pueblo Street (PLN2003-00152), Santa Barbara Cottage Hospital. As the outbreak of COVID-19 became a pandemic in early 2020, demanding the hospital's full resources in response, the annual report covering 2019 construction activities was postponed. This report will provide a status update on construction activities during 2019 and 2020

Tony Boughman, Associate Planner, gave the Staff presentation.

Nick Henderson, Vice President of Support Services, Santa Barbara Cottage Health, gave the Applicant presentation.

Public comment opened at 1:31 p.m. and as no one wished to speak, it closed

Commissioner comments:

Commissioner Wiscomb:

- Continues to be impressed by the professionalism and concern for the community from Cottage Health while this project has gone on.
- Finds the courtyard, landscaping, and stone work to be beautiful and a marvel to see.
- Commends Cottage Hospital on their recycling efforts.
- In regards to tree care, the applicant has done a magnificent job and has committed to and kept up with the Conditions of Approval to keep the Fig and Oak trees healthy.
- Appreciates the Public Right-of-Way improvements.

Commissioner Lodge:

- Concurs with Commissioner Wiscomb's comments.
- Impressed by how this major project has been carried out throughout the years.
- Curious about the amount of lawn at the former entrance given the ongoing drought, but finds that it is attractive.

Commissioner Reed:

- Proud to have arguably the most beautiful hospital in the world in Santa Barbara.
- The retrofit modifications are neat to see and to realize what keeps people safe in a disaster.

Commissioner Bonderson:

- Impressed by how steadily the project has moved forward and how closely it has met its timeline goals.
- Every project has problems, but this has really set a standard for us and is something we should be proud of in our community.
- Projects which have so many phases over so many years and stay on time and on track is something we should all be very proud of as a community.
- Looks forward to future projects in the community that follow this level of expectation.
- Thanks everyone involved for all the hard work.

Commissioner Escobedo:

- Congratulates the applicant for a job well done.
- Applauds the applicant for 94 percent solid waste diversion.
- Proud to have Cottage Hospital in our community.

Chair Schwartz:

- When the helipad was constructed, it was an engineering marvel.
- State regulations for hospitals have very high bar, and community philanthropy and top notch management at Cottage have made this type of health care facility marvel a reality in our community.
- Neighborhood concerns were quickly identified and resolved; the level of sensitivity and neighborhood concern was evident among Cottage Health management.
- This project sets a standard for the community.
- Commends everyone involved, including the neighbors.
- Believes this is an example of sensitive and balanced growth in the City, and how a large project can happen within an existing neighborhood.

- Pleased and grateful to be part of this project.

*** THE COMMISSION RECESSED FROM 1:55 P.M. TO 2:00 P.M. ***

IV. NEW ITEM

ACTUAL TIME: 2:00 P.M.

APPLICATION OF JARRETT GORIN VANGUARD PLANNING LLC FOR HANNAH BEACHSIDE LLC, OWNER OF 11 ANACAPA STREET; APN: 022-112-010 ZONE: OC/S-D-3; LAND USE DESIGNATION: OCEAN-ORIENTED COMMERCIAL; PLN 2020-00470

Request for alterations and additions to an existing 9,964-net-square-foot multi-tenant nonresidential building. The project involves converting 1,739 square feet of warehouse floor area to a winery/wine tasting business, including a new 1,300-square-foot roof deck with 40 seats and a bar, canopy, and storage area; a new exterior stair; and interior elevator. Increased on-site parking for the 11 Anacapa Street building would be provided by valet operations using a proposed 22-space mechanical parking lift structure and surface valet spaces totaling 45 parking spaces. Planning Commission review is requested for a Coastal Development Permit for the proposed intensification of use of the building, and for a Parking Modification to allow 45 parking spaces rather than the required 68 parking spaces for the proposed combination of uses in the building. The project is exempt from further environmental review under CEQA Guidelines Section 15301 (Existing Facilities) and Section 15305 (Minor Alterations In Land Use Limitations).

Tony Boughman, Associate Planner, gave the Staff presentation. Kaitlin Mamulski, Associate Transportation Planner was available to answer questions.

Jarrett Gorin, Principal Planner, Vanguard Planning, gave the Applicant presentation.

Public comment opened at 2:46 p.m., and the following individuals spoke:

1. Aaron Running
2. Bianca Arce
3. Carl Braid
4. Cindy Van Wingerden
5. Ed St George
6. Jill Johnson
7. John Campanella
8. John Thyne
9. Kenneth Rife
10. Wallace Piatt
11. Naren Porter-Kasbati
12. Len Germano
13. Will Rehling for Accessible Santa Barbara
14. Peter Strauss
15. Jason Dominguez

Public comment closed at 3:19 p.m.

MOTION: Higgins / Reed

Approve the project, making the findings as outlined in the Staff Report dated May 27, 2021, subject to the Conditions of Approval as outlined in the Staff Report, with the following revision to the Conditions of Approval:

1. To condition F.1, add the following wording at the end: "to verify demolition of tenant space as previously required by the 2019 Coastal Development Permit (PLN2017-00009)."

AMENDED MOTION: Higgins / Reed**Assigned Resolution No. 003-21**

Approve the project, making the findings for the project as outlined in the Staff Report dated May 27, 2021, subject to the Conditions of Approval as outlined in the Staff Report, with the following revisions to the Conditions of Approval:

1. To Condition F.1, add the following wording at the end: "to verify demolition of tenant space as previously required by the 2019 Coastal Development Permit (PLN2017-00009)."
2. To Condition G.6.b, add the sentence: "*The valet parking attendant shall have full and exclusive responsibility for the operation of the parking stacker.*"

The motion carried by the following vote:

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

The ten calendar day appeal period was announced.

V. ADMINISTRATIVE AGENDA**ACTUAL TIME: 4:44 P.M.****A. Committee and Liaison Reports:****1. Staff Hearing Officer Liaison Report**

Commissioner Higgins reported on the June 2, 2021 meeting of the Staff Hearing Officer.

2. Other Committee and Liaison Reports

- a. Commissioner Bonderson reported on the May 3, 2021 meeting of the Architectural Board of Review.
- b. Chair Schwartz reported on the Highway 101 Improvements Design Working Group meeting.

VI. ADJOURNMENT

Chair Schwartz adjourned the meeting at 4:52 p.m.

Submitted by,

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Gillian Fennessy, Commission Secretary