



City of Santa Barbara

PLANNING COMMISSION

MINUTES

SEPTEMBER 21, 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
Kira Esparza, Administrative Assistant

CALL TO ORDER

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

I. ROLL CALL

Chair Roxana Bonderson, Commissioners Lucille Boss, Donald DeLuccio, Sheila Lodge, and Lesley Wiscomb

Absent: John M. Baucke and Devon Wardlow

STAFF PRESENT

Tava Ostrenger, Assistant City Attorney
Allison DeBusk, City Planner
Christopher Bell, City TV Production Supervisor
Janet Ahern, City TV Production Specialist
Kelly Brodison, Associate Planner
Kira Esparza, Administrative Assistant
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. September 7, 2023 Planning Commission Minutes

MOTION: DeLuccio / Lodge

Approve the minutes as amended.

The motion carried by the following vote:

Ayes: 5 Noes: 0 Abstain: 0 Absent: 2 (Baucke and Wardlow)

- 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 ITEM

ACTUAL TIME: 1:04 P.M.

105 MESA LN

Assessor's Parcel Number: 041-330-043
Zoning Designation: E-3/S-D-3 (One-Family Residence/Coastal Overlay)
Application Number: PLN2021-00136 Filing Date: March 9, 2021
Owner: Eddie Talbot Trust
Eddie Talbot, Trustee
Applicant: William Wolf

The 9,117-square-foot lot is developed with a 1,899-square-foot, two-story residence with a 430-square-foot attached garage. The proposed project consists of a 673-square-foot, two-story addition, demolition of the existing garage, a new 407-square-foot attached garage, and a 696-square-foot Accessory Dwelling Unit (ADU) above the new garage. The total square footage of 3,479 is 100% of the Maximum Net Floor Area.

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

- A. A Front Setback Modification to allow one of the parking spaces for the primary residence to be located in the driveway within the required 20-foot front setback (Santa Barbara Municipal Code (SBMC) §28.15.060.A.5 and §28.92.110);
- B. A Parking Modification to allow one covered and one uncovered parking space in lieu of two covered parking spaces for the primary residential unit (SBMC §28.90.100, SBMC §28.86.080.A, and SBMC §28.92.110); and
- C. A Coastal Development Permit to allow the proposed development in the Appealable Jurisdiction of the City's Coastal Zone (SBMC §28.44.060).

Confirm the Environmental Analyst's determination that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section

153301 [Existing Facilities] and 15303 [New Construction or Conversion of Small Structures] and 15305 [Minor Alterations in Land Use Limitations].

Kelly Brodison, Associate Planner, gave the Staff presentation.

Bill Wolf, Pacific Arc Architects, gave the Applicant presentation, and was joined by Robert Andrew Fowler, Robert Andrew Fowler Landscape Architect.

Public comment opened at 1:20 p.m., and as no one wished to speak, it closed.

MOTION: DeLuccio / Boss

Assigned Resolution No. 007-23

Approve the project, making the findings for the Front Setback Modification, Parking Modification, Coastal Development Permit and CEQA exemption as outlined in the Staff Report dated September 14, 2023, subject to the Conditions of Approval as outlined in the Staff Report.

The motion carried by the following vote:

Ayes: 5 Noes: 0 Abstain: 0 Absent: 2 (Baucke and Wardlow)

The ten calendar day appeal period was announced.

*** THE COMMISSION RECESSED FROM 1:32 TO 1:41 P.M. ***

IV. CONTINUED ITEM: CONTINUED FROM AUGUST 17, 2023

ACTUAL TIME: 1:41 P.M.

710 – 720 STATE STREET AND 15 E. ORTEGA STREET

Assessor's Parcel Number: 037-092-013, 019, 020, 021, 034 and 014

Zoning Designation: C-G (Commercial General)

Application Number: PLN2022-00325

Owner: 710 State St Partners L.P.,
Adam Geeb, Managing Member

Applicant: Kevin Moore

The project consists of a proposal to construct a 32,799-square-foot, four-story, 66-room hotel including a restaurant/bar on six lots totaling 30,004 square feet. The project also includes 14 parking spaces on the ground floor. The ground floor would contain a 1,364-square-foot restaurant open to the public, a 1,900-square-foot lobby, and guest use conference rooms.

A Lot Merger is required for the properties at 710-720 State Street and 15 E. Ortega Street as part of the project. The 14,455-square-foot buildings at 710 State Street (including 19 E. Ortega) and the 1,000-square-foot building at 15 E. Ortega are proposed to be demolished. The remaining 6,071 square feet of existing nonresidential development will remain (714-720 State Street).

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

- A. A Development Plan to allow the construction of 17,344 square feet of net new nonresidential development (Santa Barbara Municipal Code (SBMC) Chapter 30.230); and
- B. Determination that the project is categorically exempt from further environmental review pursuant to California Environmental Quality Act Guidelines Section 15332 [Infill Development Projects].

Chair Bonderson noted that she reviewed the video from the August 17, 2023, meeting and is prepared to participate in today's deliberations.

Kelly Brodison, Associate Planner, gave the Staff presentation.

Kevin Moore, Kevin Moore Architect, gave the Applicant presentation, and was joined by Adam Geeb, SIMA Management, and Courtney Jane Miller, CJMLA.

Public comment opened at 1:52 p.m., and the following individuals spoke:

- 1. Ron Robertson
- 2. Lauren Wilson
- 3. Josh Ellis
- 4. Garrett Kelly, pooled time with Victoria Granado
- 5. Paul Bullock
- 6. Nicole Miller
- 7. Fred Hill
- 8. Joe Rafferty
- 9. Colleen Wilson
- 10. Steve Johnson
- 11. Julia Saldamando
- 12. Louie Esquivel
- 13. Travis Vassallo
- 14. Louis Lubow
- 15. Darcy Roberts
- 16. Tauna Chimienti
- 17. Ernest Mangué
- 18. Darryl Jackson
- 19. George Drake-Knight

Written correspondence from Robert A. Curtis, Steve Johnson, Steve Almaraz, and Susan Shields was acknowledged.

Public comment closed at 2:43 p.m.

MOTION: Bonderson / Wiscomb**Assigned Resolution No. 008-23**

Approve the project, making the findings for the Development Plan and CEQA exemption as outlined in the Staff Report dated August 17, 2023, subject to the Conditions of Approval as outlined in the Staff Report, with the following revision to the Conditions of Approval:

1. Condition E1, change the notice requirement for neighborhood notification from 20 days to 30 days.

The motion carried by the following vote:

Ayes: 4 Noes: 1 (Boss) Abstain: 0 Absent: 2 (Baucke and Wardlow)

Commissioner Boss stated that she opposed the project because she does not find it consistent with sound community planning and cannot find a community benefit for a hotel over housing. She agrees with the public comment stating that this project is a radical insult given the bait and switch from housing, which included some affordable housing, to hotel.

The ten calendar day appeal period was announced.

V. ADMINISTRATIVE AGENDA

ACTUAL TIME: 3:24 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 1925 Earthquake Centenary Committee.
- b. Commissioner Wiscomb reported on the September 19, 2023 meeting of the Ordinance Committee.

VI. ADJOURNMENT

Chair Bonderson adjourned the meeting at 3:28 p.m.

Submitted by,



Kira Esparza, Administrative Assistant