



City of Santa Barbara

PLANNING COMMISSION

MINUTES

DECEMBER 1, 2022

1:00 P.M.
City Hall, Council Chambers
735 Anacapa Street; and
1026 Via Los Padres
Santa Barbara 93111

COMMISSION MEMBERS:

Gabriel Escobedo, Chair
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

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

I. ROLL CALL

Vice Chair Roxana Bonderson, Commissioners John M. Baucke, Jay D. Higgins, Sheila Lodge, Devon Wardlow, and Lesley Wiscomb

Absent: Chair Gabriel Escobedo

STAFF PRESENT

Tava Ostrenger, Assistant City Attorney
Allison DeBusk, Senior Planner
Kathleen Kennedy, Project Planner
Michelle Bedard, Associate Transportation Planner
Tony Ruggieri, City TV Production Supervisor
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. November 10, 2022 Planning Commission Minutes
2. Planning Commission Resolution No. 011-22
1218 Shoreline Drive

MOTION: Wiscomb / Lodge

Approve the November 10, 2022 minutes and resolutions as presented.

The motion carried by the following vote:

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

3. November 17, 2022 Planning Commission Minutes
4. Planning Commission Resolution No. 012-22
113 Harbor Way

MOTION: Wiscomb / Lodge

Approve the November 17, 2022 minutes and resolutions as presented.

The motion carried by the following vote:

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

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

Public comment opened at 1:05 p.m., and as no one wished to speak, it closed.

Written correspondence from Rob Fredericks was acknowledged.

III. NEW ITEM

ACTUAL TIME: 1:06 P.M.

540 W. PUEBLO STREET AND 521 W. JUNIPERO STREET

Assessor's Parcel Number: 025-090-048
Zoning Designation: O-M (Office Medical)
Application Number: PLN2022-00021
Applicant: Jonathan Leech, Dudek
Architect: Cearnal Collective
Owner: Lori Willis, Cancer Foundation of Santa Barbara

The 3.38-acre site is currently developed with the Ridley-Tree Cancer Center, a 180-space parking structure, two commercial buildings, and two residential buildings. The proposed project consists of a 2,107-square-foot (net) addition to the main Cancer Center building for a new linear accelerator (device used to deliver high-energy X-rays or electrons as radiation treatment for cancer patients) and associated office space. The previous Cancer Center project approved on June 10, 2010 included a new duplex at 521 W. Junipero St. that has not been constructed; a

new parking lot with six parking spaces is proposed to be constructed in place of the duplex. Public improvements along W. Junipero Street include relocation of the existing access ramp and crosswalk, and installation of a new driveway for the new parking lot.

The Planning Commission discretionary decisions required for this project at this hearing are:

- A. Approval of the Addendum to the Mitigated Negative Declaration prepared for the project pursuant to California Environmental Quality Act Guidelines Section 15164.
- B. Approval of an Amendment to an Approved Project (PLN2007-00092) to eliminate the residential duplex and construct a new parking lot (SBMC §30.205.130.B);
- C. Approval of a Development Plan for construction of 1,614 square feet of net new nonresidential development from the Community Benefit category (SBMC Chapter 30.170); and

Project Design Approval and Final Design Approval by the Architectural Board of Review will also be required for the project at a later date (SBMC Chapter 22.68).

Kathleen Kennedy, Project Planner, gave the Staff presentation.

Brain Cearnal, Architect, gave the Applicant presentation, and Johnathan Leech, Dudek was available to answer questions.

Public comment opened at 1:20 p.m., and the following individual spoke:

1. Steve Johnson

Public comment closed at 1:24 p.m.

Written correspondence from Steven Johnson was acknowledged.

MOTION: Wiscomb / Lodge

Assigned Resolution No. 013-22

Approve the project, making the findings for the Addendum to the Mitigated Negative Declaration, Amendment to an Approved Project, and the Development Plan as outlined in the Staff Report dated November 22, 2022, subject to the Conditions of Approval as outlined in the Staff Report, with the following additions:

1. Add mitigation measure N-1, Interior Noise Reduction, to the Addendum and Conditions of Approval.
2. Add a condition that on-street parking for all vehicles associated with construction is prohibited.

The motion carried by the following vote:

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

Individual comment: Commissioner Higgins opposed the motion due to the addition of a condition to prohibit on-street parking for all vehicles associated with construction.

The ten-calendar-day appeal period was announced.

IV. ADMINISTRATIVE AGENDA

ACTUAL TIME: 1:54 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 November 30, 2022 special meeting of the Single Family Design Board.
- b. Commissioner Baucke reported that the Santa Barbara Design Standards Working Group will be holding a meeting on December 6, 2022.
- c. Commissioner Bonderson reported on the upcoming State Street Advisory Committee workshops.

V. ADJOURNMENT

Chair Bonderson adjourned the meeting at 1:59 p.m.

Submitted by,



Gillian Fennessy, Commission Secretary