



City of Santa Barbara

PLANNING COMMISSION

MINUTES

JULY 13, 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

STAFF:

Tava Ostrenger, Assistant City Attorney
Allison DeBusk, Senior Planner
Kira Esparza, Commission Secretary

CALL TO ORDER

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

I. ROLL CALL

Chair Roxana Bonderson, Vice Chair John M. Baucke, Commissioners Lucille Boss, Donald DeLuccio (at 1:10 p.m.), Sheila Lodge, and Lesley Wiscomb

Absent: Lucille Boss and Devon Wardlow

STAFF PRESENT

John Doimas, Assistant City Attorney
Allison DeBusk, Senior Planner
Christopher Bell, City TV Production Supervisor
Janet Ahern, City TV Production Specialist
Kathleen Kennedy, Project Planner
Tony Boughman, Associate Planner
Pilar Plummer, Associate Planner
Jessica Grant, Supervising Transportation Planner
Teresa Sjting, Assistant Transportation Planner
Kira Esparza, 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. Comments from members of the public pertaining to items not on this agenda:

Public comment opened at 1:02 p.m., and as no one wished to speak, it closed.

III. **CONCEPT REVIEW**

ACTUAL TIME: 1:02 P.M.

932 DE LA VINA STREET

Assessor's Parcel Number:	039-313-001
Zoning Designation:	C-G (Commercial General)
Application Number:	PRE2023-00028
Owner:	Double P, LLC
Applicant:	Craig Minus, CAM Land Use & Development, INC.

The 15,357-square-foot site is currently developed with an existing single-story automobile service facility (Jiffy Lube). Proposal to demolish the automobile service facility and construct a new four-story 22-unit residential apartment building developed under the City's Average Unit-Size Density Incentive (AUD) Program. The unit mix is comprised of 14 two-bedroom/two-bath units, 1 two-bedroom/one-bath unit, and 7 one-bedroom/1-bath units, with an average unit size of 765 square feet. The project includes a total of 21 covered vehicle parking spaces located in a garage with parking stackers, and 22 bicycle parking spaces. The project site has a General Plan land use designation of Commercial/High Density Residential (28-36 du/acre) and is located within the Priority Housing Overlay (37-63 du/ac).

The discretionary application under the jurisdiction of the Planning Commission at this hearing is an Exception to Height Limitations to allow a maximum height of 50 feet, 4.5 inches at the highest point (SBMC §30.140.100.B).

Pilar Plummer, Associate Planner, gave the Staff presentation.

Craig Minus, CAM Land Use & Development, INC., gave the Applicant presentation, and was joined by C.J. Horstman, MW Architects; Henry Lenny, Henry Lenny Design Studio; and Erin Carrol, Erin Carrol Landscape Architecture.

Public comment opened at 1:34 p.m., and the following individuals spoke:

1. Ian Durdle
2. Steve Johnson

Written correspondence from Ian Durdle, on behalf of Santa Barbara Community Housing Corporation, and Steve Johnson was acknowledged.

Public comment closed at 1:40 p.m.

MOTION: Wiscomb / Lodge

The proposed design and improvements are exemplary, and rental housing is a need in the City. The project is consistent with the General Plan because it meets a majority of the General Plan policies identified in Exhibit D of the Staff Report, dated July 6, 2023.

The motion carried by the following vote:

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

Individual comments: Vice Chair Baucke stated that he voted no because he believes the project is not consistent with the General Plan guidance to have a mixed-use zone, and thinks the units on Carrillo St. should be office use to qualify as a mixed-use project. He also believes the project should be applying through the State Density Bonus instead of creating potential space for future conversion to Accessory Dwelling Units.

MOTION: Wiscomb / Bonderson

Approve the height exception to the 48-foot height limitation, making the findings as outlined in the Staff Report dated July 6, 2023, with the comment that the Planning Commission strongly urges the Applicant that if they do convert the storage areas to Accessory Dwelling Units, that they will consider making one of the ADUs an affordable unit.

The motion carried by the following vote:

Ayes: 3 Noes: 2 (DeLuccio and Baucke) Abstain: 0 Absent: 2 (Boss and Wardlow)

Individual comments:

Vice Chair Baucke stated that he voted no because the project could have more units through state density bonus law and that is the appropriate way to proceed.

Commissioner DeLuccio stated he voted no because that while he appreciates the design, there should be a continuation to allow time for the applicant to explore adding additional affordable units.

*** THE COMMISSION RECESSED FROM 3:12 TO 3:24 P.M. ***

NEW ITEMS**A. ACTUAL TIME: 3:24 P.M.****125 S. CALLE CESAR CHAVEZ**

Assessor's Parcel Number: 017-113-038
Zoning Designation: M-1/S-D-3 (Light Manufacturing/Coastal Overlay)
Application Number: PLN2020-00582, Filing Date: December 2, 2020
Owner: Derek Carlson, Marborg
Applicant: John Cuykendall

The 2.41-acre site is currently used as an industrial storage yard and parking lot. The proposed project involves a new concrete-surfaced storage yard for equipment and vehicles for Marborg Industries. The existing 20-space parking lot that provides off-site parking for the PATH shelter on Cacique Street is proposed to be relocated and reconfigured within the project site. Twenty seven of 41 existing trees are proposed to be removed and 37 new trees are proposed. The southwest portion of the project site includes a degraded drainage/wetland area that would be subject to soil remediation and habitat restoration. Two bioretention basins are proposed to treat storm water. Proposed grading quantity is approximately 2,500 cubic yards of cut and 120 cubic yards of fill. Access to the site would be from South Quarantina Street. The project also includes a lot tie agreement of the four existing lots.

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

1. A Coastal Development Permit to allow the proposed development partially in the Appealable Jurisdiction and partially in the Non-Appealable Jurisdiction of the City's Coastal Zone (SBMC §28.44.060); and
2. Determine that the project is categorically exempt from further environmental review pursuant to California Environmental Quality Act Guidelines Section 15332 [Infill Development].

Tony Boughman, Project Planner, gave the Staff presentation.

Robert Forouzandeh, Representative for the Owner, gave the Applicant presentation, and was joined by John Cuykendall, DMI Commercial Real Estate; Chris Dufour, RRM; Allen Lewis, RRM; Dave Compton, DUDEK; Paul Salmonsens, TRAK Environmental Services.

Public comment opened at 3:51 p.m., and the following individuals spoke:

1. Uri Dolev
2. Anna Marie Gott

Written correspondence from Guy Dolev was acknowledged.

Public comment closed at 4:00 p.m.

MOTION: Wiscomb / Lodge**Assigned Resolution No. 005-23**

Approve the project, making the findings for the Coastal Development Permit and CEQA Exemption as outlined in the Staff Report dated July 6, 2023, with an additional finding that the landscape plans provided do fulfil the roles to replace the trees proposed for removal, beautify and screen the site, provide biofiltration and stormwater, and restore and enhance the habitat value of the degraded wetland area, and subject to the Conditions of Approval as outlined in the Staff Report, with the following addition to the Conditions of Approval:

1. A soil management plan is required and additional soil testing will be required to reuse or dispose of onsite soil.

The motion carried by the following vote:

Ayes: 3 Noes: 2 (Bonderson and Baucke) Abstain: 0 Absent: 2 (Boss and Wardlow)

Individual comments:

Vice Chair Baucke stated that he voted no because the project has not met the appropriate CEQA findings and the exemption should not apply due to unusual circumstance. There is a wetland being addressed, and hazardous material area with hazardous soils being disturbed, which are unusual circumstances and would kick a project out of CEQA exemption. The project should be before the Commission with a Mitigated Negative Declaration.

Chair Bonderson stated that she voted no because she has a difficult time approving this type of project in the coastal zone. She does not believe the project is consistent with section 30251 of the California Coastal Act; the project does not do enough to protect and enhance the scenic and visual qualities of the area. She also agrees with Vice Chair Baucke's comments on the CEQA process.

The ten-calendar day appeal period was announced.

*** THE COMMISSION RECESSED FROM 4:55 TO 5:00 P.M. ***

B. ACTUAL TIME: 5:00 P.M.**42 HELENA AVENUE**

Assessor's Parcel Number: 033-112-007
Zoning Designation: OC/S-D-3 (Ocean-Oriented Commercial/Coastal Overlay)
Application Number: PLN2023-00154, Filing Date: April 25, 2023
Owner: Henry Courtemanche
Applicant: Kevin Moore, Architect

The 2,539-square-foot lot is currently developed with a 758-square-foot, one-story commercial shell building. The proposed project involves conversion of the building to a bar with outdoor seating. The proposed improvements include replacement of an exterior door, relocation of an exterior door, an interior remodel, a new trash enclosure, and relocation of the two existing bicycle racks. No parking is proposed.

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

1. A Coastal Development Permit to allow the proposed development in the Appealable Jurisdiction and Nonappealable Jurisdiction of the City's Coastal Zone (SBMC §28.44.060); and
2. Determine that the project is categorically exempt from further environmental review pursuant to California Environmental Quality Act Guidelines Section 15303 (New Construction or Conversion of Small Structures).

Kathleen Kennedy, Project Planner, gave the Staff presentation.

Kevin Moore, Kevin Moore Architect, gave the Applicant presentation.

Public comment opened at 5:08 p.m., and as no one wished to speak, it closed.

MOTION: Baucke / DeLuccio**Assigned Resolution No. 006-23**

Approve the project, making the findings for the Coastal Development Permit and CEQA Exemption as outlined in the Staff Report dated July 6, 2023, with the comment that the existing landscape area shown on the current plan shall be restored as shown on the previously approved landscape plan.

The motion carried by the following vote:

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

The ten-calendar day appeal period was announced.

IV. ADMINISTRATIVE AGENDA

A. Committee and Liaison Reports:

1. Staff Hearing Officer Liaison Report
2. Other Committee and Liaison Reports

All reports postponed to the next agenda.

V. ADJOURNMENT

Chair Bonderson adjourned the meeting at 5:18 p.m.

Submitted by,

A handwritten signature in black ink that reads "Kira Esparza". The signature is written in a cursive, flowing style. Below the signature is a horizontal line.

Kira Esparza, Commission Secretary