



City of Santa Barbara

PLANNING COMMISSION

MINUTES

NOVEMBER 17, 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

Chair Escobedo called the meeting to order at 1:02 p.m.

I. ROLL CALL

Chair Gabriel Escobedo, Vice Chair Roxana Bonderson, Commissioners Jay D. Higgins, Sheila Lodge, and Devon Wardlow.

Absent: Lesley Wiscomb

STAFF PRESENT

Tava Ostrenger, Assistant City Attorney
Dan Gullett, Acting City Planner
Allison DeBusk, Senior Planner
Brenda Beltz, Project Planner
Pilar Plummer, Associate Planner
Jillian Ferguson, Assistant Planner
Ryan DiGuilio, City of Santa Barbara Fire Marshall
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. Comments from members of the public pertaining to items not on this agenda:

Public comment opened at 1:02 p.m., and the following individual spoke:

1. Steven Johnson

Public comment closed at 1:04 p.m.

Written correspondence from Steven Johnson was acknowledged.

III. CONSENT ITEM

ACTUAL TIME: 1:04 P.M.

113 HARBOR WAY (WATERFRONT CENTER)

Assessor's Parcel Number: 045-250-004

Zoning Designation: H-C/S-D-3 (Harbor Commercial/Coastal Overlay)

Application Number: PLN2022-00239 **Filing Date:** July 21, 2022

Applicant: Sherry & Associates Architects

Owner: City of Santa Barbara

The 0.92-acre site is currently developed with the United States Coast Guard building and the Waterfront Center which includes the Santa Barbara Maritime Museum. The proposed project involves conversion of the 564-square-foot Maritime Museum gift shop located on the first floor of the Waterfront Center to a small coffee bar with limited retail space. No additions or exterior improvements are proposed.

The discretionary application required for this project is a Coastal Development Permit (CDP2022-00022) to allow the proposed development in the Appealable Jurisdiction of the City's Coastal Zone (SBMC §28.44.060).

Staff has determined that the project is categorically exempt from further environmental review pursuant to California Environmental Quality Act Guidelines Section 15301 (Existing Facilities).

Pilar Plummer, Associate Planner, gave the Staff presentation.

Dawn Sherry, Sherry & Associates, gave the Applicant presentation. Greg Gorga, Executive Director of Maritime Museum was available to answer questions.

Public comment opened at 1:11 p.m., and as no one wished to speak, it closed.

Written correspondence from John Bennett was acknowledged.

MOTION: Higgins / Baucke**Assigned Resolution No. 012-22**

Approve the project, making the findings for the Coastal Development Permit as outlined in the Staff Report dated November 10, 2022.

The motion carried by the following vote:

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

The ten-calendar-day appeal period was announced.

*** THE COMMISSION RECESSED FROM 1:22 TO 1:30 P.M. ***

IV. NEW ITEM – RECOMMENDATION TO COUNCIL

ACTUAL TIME: 1:30 P.M.

ACCESSORY DWELLING UNIT ORDINANCE AMENDMENTS

Application Number: PLN2022-00391

Discussion of proposed amendments to the City's Accessory Dwelling Unit Ordinances, Santa Barbara Municipal Code, Title 30 Section 30.185.040 Accessory Dwelling Units (Inland Zoning Ordinance) and Title 28 Chapter 28.86, Accessory Dwelling Units (Coastal Zoning Ordinance) for compliance with state law. The proposed Zoning Ordinance amendments are in response to new state legislation effective January 1, 2023 and include new height limits, objective design standards and many other new provisions in compliance with state law. This is a draft of the amendments, and the scope of the amendments may change upon review by the Planning Commission, and upon future review by the City Council.

Under California Public Resources Code Section 21080.17, the California Environmental Quality Act does not apply to the adoption of an ordinance by a city or county implementing the provisions of Section 65852.2 and 65852.22 of the Government Code, which is the State Accessory Dwelling Unit law.

Jillian Ferguson, Assistant Planner, gave the Staff presentation. Dan Gullett, Acting City Planner; Brenda Beltz, Project Planner; and Ryan DiGuilio, City of Santa Barbara Fire Marshall were available to answer questions.

Public comment opened at 1:42 p.m., and the following individual spoke:

1. Steven Johnson

Public comment closed at 1:45 p.m.

Written correspondence from Steven Johnson, Mulholland Build, Pat Saley, and Fred L. Sweeney was acknowledged.

MOTION: Higgins / Lodge

Recommend that the City Council Ordinance Committee approve the proposed amendments to the Zoning Ordinance for Accessory Dwelling Units.

The motion carried by the following vote:

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

V. ADMINISTRATIVE AGENDA

ACTUAL TIME: 3:21 P.M.

A. Committee and Liaison Reports:

1. Staff Hearing Officer Liaison Report

Commissioner Higgins reported on the October 19, 2022 meeting of the Staff Hearing Officer.

2. Other Committee and Liaison Reports

- a. Commissioner Bonderson reported on the October 31, 2022 and November 14, 2022 meetings of Architectural Board of Review.
- b. Commissioner Bonderson reported on the October 27, 2022 meeting of the Transportation and Circulation Committee.
- c. Commissioner Bonderson reported that the State Street Advisory Committee has a new website and are holding workshops.
- d. Commissioner Higgins reported that there is a County of Santa Barbara Housing Element workshop on November 17, 2022.

VI. ADJOURNMENT

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

Submitted by,



Gillian Fennessy, Commission Secretary