



City of Santa Barbara

PLANNING COMMISSION

MINUTES

AUGUST 19, 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 1:00 p.m.

I. ROLL CALL

Chair Deborah L. Schwartz (until 3:15 p.m.), Vice Chair Gabriel Escobedo, Commissioners Roxana Bonderson, Sheila Lodge, Barrett Reed, and Lesley Wiscomb

Absent: Higgins

STAFF PRESENT

John Doimas, Assistant City Attorney
Allison DeBusk, Senior Planner
Rosie Dyste, Project Planner
Kathleen Kennedy, Project Planner
Timmy Bolton, Project Planner
Kelly Brodison, Associate Planner
Jill Zachary, Parks and Recreation Director
Rich Hanna, Recreation Programs Manager
Justin Van Mullem, Parks and Recreation 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. Appoint liaison to the Residential Multi-Unit Objective Design Standards Working Group.

MOTION: Schwartz / Wiscomb

Appoint Vice Chair Escobedo as the primary liaison and Commissioner Lodge as alternate liaison to the Residential Multi-Unit Objective Design Standards Working Group.

The motion carried by the following vote:

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

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

1. August 5, 2021 Planning Commission Minutes

MOTION: Wiscomb / Bonderson

Approve the minutes as amended.

The motion carried by the following vote:

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

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

Public comment opened at 1:13 p.m., and as no one wished to speak, it closed.

Written correspondence from Eileen Casanova and Brandon Gross was acknowledged.

III. NEW ITEMS

- A. **ACTUAL TIME: 1:14 P.M.**

501 NINOS DRIVE (DWIGHT MURPHY FIELD)

ZONE: PR/SD-3 (PARK AND RECREATION/COASTAL OVERLAY); LAND USE DESIGNATION: PARKS AND OPEN SPACE/ CREEKS; APN: 017-362-005; 017-333-003; 017-400-004; 017-361-001; AND 017-331-001; PLN2018-00494; APPLICANT/OWNER: PARKS AND RECREATION DEPARTMENT/ CITY OF SANTA BARBARA

The Dwight Murphy Field Renovation Project consists of the renovation of an existing 8.3-acre City park and includes the conversion of the existing grass regulation size soccer field to a multi-sport synthetic turf field; new natural turf baseball field; new natural turf informal activity area; new inclusive playground; new fitness area; new family picnic area; new trash enclosure; and new restroom. The project includes the demolition of the existing restroom, playground, ball field, and fitness area. Other amenities include accessible pathways, a bus loading zone, fencing, and lighting. Onsite vehicular parking would increase from 128 to 159 spaces. Perimeter parking would increase from 68 to 93 spaces. A total of 37 trees would be removed and 125 new trees would be planted. A

portion of Sycamore Creek would be restored. The project includes improvements to vehicular circulation by preventing traffic from entering Park Road from Calle Puerto Vallarta.

The discretionary applications required for this project are:

1. A Coastal Development Permit (CDP2020-00015) to allow the proposed development in the Appealable and Non-Appealable Jurisdictions of the City's Coastal Zone (SBMC §28.44.060);
2. Planning Commission approval of development in the PR and coastal zone (SBMC §28.37.010.C); and
3. A Tentative Map for the merger of five existing lots, vacation of formerly abandoned right-of-way easements, and dedication of public utility and street easements (SBMC Title 27).

The project requires an environmental finding pursuant to California Environmental Quality Act Guidelines Section 15183.

Kathleen Kennedy, Project Planner, gave the Staff presentation.

Justin Van Mullem, Project Planner, gave the Applicant presentation, and was joined by Victoria Strong, Founder of the Gwendolyn Strong Foundation. Jill Zachary, Parks and Recreation Director; Rich Hanna, Recreation Programs Manager; Michelle Bedard, Associate Transportation Planner; Mike Hamilton, Civil Engineer, RRM Design; and Jeff Ferber, Landscape Architect, RRM Design were available to answer questions.

Public comment opened at 1:49 p.m., and the following individuals spoke:

1. Beebe Longstreet
2. Kathy McGill
3. Ronda Fallon

Public comment closed at 1:56 p.m.

Written correspondence from Cynthia Prochot, Don Hoffler, Victoria Strong, JJ McLeod, Leise Thomason, Armando Villagomez, Emily Heckman, Kevin A. Monaghan, Greg McPhee, Kathy McGill, Michelle and Austin Apodaca, Paul D. Ramsey (805 Lacrosse Project), Mark Grivetti, Neil Di Maggio, Richard Clock (Santa Barbara Zoo), and Caleb Johnson, was acknowledged.

MOTION: Wiscomb / Escobedo

Assigned Resolution No. 006-21

Approve the project, making the findings for Environmental Review (CEQA Guidelines), the Coastal Development Permit, development in the PR and coastal zone, and the Tentative Subdivision Map as outlined in Section IX of the Staff Report dated August 12, 2021, subject to the Conditions of Approval as outlined in Exhibit A of the Staff Report.

The motion carried by the following vote:

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

The ten calendar day appeal period was announced.

*** THE COMMISSION RECESSED FROM 3:15 TO 3:25 P.M. ***

B. ACTUAL TIME: 3:25 P.M.

1309 STATE STREET

ZONE: C-G (COMMERCIAL-GENERAL); LAND USE DESIGNATION: COMMERCIAL – HIGH DENSITY RESIDENTIAL/PRIORITY HOUSING; APN: 039-131-010; PLN2021-00220, APPLICANT/OWNER: STEVE NUHN, CEARNAL COLLECTIVE/ TOM LURIA

Proposal to convert the second story of an existing nonresidential building to a residential unit. The 2,791-square-foot lot is located in El Pueblo Viejo District and the Central Business District and is developed with a 3,626-square-foot two-story nonresidential building. The building is a potential Structure of Merit known as The Drake Building (former Lou Rose Annex), constructed in 1934. The project consists of converting the existing 1,012-square-foot second floor from office space to a residential unit. The only exterior change would be the introduction of a 317-square-foot second floor deck to the rear of the building. Access to the residential unit would be through the exterior stairway in the front courtyard. Also, a credit of 1,012 square feet is requested per the City's Growth Management Plan.

The discretionary application required for this project is a Parking Modification to not provide the one required on-site parking space for the proposed residential unit (SBMC Chapters 30.175 and 30.250).

The Environmental Analyst has determined that the project qualifies for an exemption from further environmental review pursuant to California Environmental Quality Act Guidelines, Sections 15303 and 15305.

RECUSALS: To avoid any actual or perceived conflict of interest, Chair Schwartz recused herself from hearing this item due to her mayoral political campaign.

Kelly Brodison, Associate Planner, gave the Staff presentation. Steve Nuhn, Architect, Cearnal Collective and Tom Luria, owner were available to answer questions.

Public comment opened at 3:34 p.m., and as no one wished to speak, it closed.

MOTION: Reed / Bonderson

Assigned Resolution No. 007-21

Approve the project, making the findings for the Parking Modification as outlined in Section IX of the Staff Report dated August 12, 2021, subject to the Conditions of Approval as outlined in Exhibit A of the Staff Report.

The motion carried by the following vote:

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

The ten calendar day appeal period was announced.

IV. ADMINISTRATIVE AGENDA

ACTUAL TIME: 3:44 P.M.

A. Committee and Liaison Reports:

1. Staff Hearing Officer Liaison Report

No report.

2. Other Committee and Liaison Reports

- a. Commissioner Bonderson reported on the August 2, 2021 meeting of the Architectural Board of Review and the cancellation of the August 26, 2021 Transportation and Circulation Committee meeting.
- b. Commissioner Lodge reported on the August 18, 2021 meeting of the Creeks Restoration Committee.

V. ADJOURNMENT

Vice Chair Escobedo adjourned the meeting at 3:54 p.m.

Submitted by,

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Gillian Fennessy, Commission Secretary