



City of Santa Barbara

PLANNING COMMISSION

MINUTES

DECEMBER 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
Megan Arciniega, Senior Planner
Mariah Johnson, Commission Secretary

CALL TO ORDER

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

I. ROLL CALL

Chair Roxana Bonderson, Vice Chair John M. Baucke, Commissioners Lucille Boss, Donald DeLuccio, Devon Wardlow, and Lesley Wiscomb

Absent: Sheila Lodge

STAFF PRESENT

Tava Ostrenger, Assistant City Attorney
Allison DeBusk, City Planner
Megan Arciniega, Senior Planner
Jessica Grant, Supervising Transportation Planner
Christopher Bell, City TV Production Supervisor
Janet Ahern, City TV Production Specialist
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:

Chair Bonderson announced the following:

1. Last week the Commission awarded three recognitions. First to Ms. DeBusk for her four years of outstanding service as the liaison to the Planning Commission. The second and third were given to Janet Ahern and Christopher Bell of City TV for their technical support.

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

None.

- 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.

Written correspondence from Anna Marie Gott was acknowledged.

III. REHEARING

ACTUAL TIME: 1:05 P.M.

HIGHWAY 101 SEGMENT 4E

Assessor's Parcel Number:	ROW-3321
Application Number:	PLN2021-00373
Owner:	Joe Erwin, Caltrans District 5
Applicant:	Erinn Silva, GPA Consulting

Proposal to construct 1.5 miles of high occupancy vehicle (HOV) lanes in addition to highway improvements on the northbound and southbound highway lanes and ramps to improve vehicle recovery and sight distance on both the northbound and southbound lanes. The project limits extend along Highway 101 from Olive Mill Road to Salinas Street and are referred to as "Segment 4E." Segment 4E is the last segment of an 11-mile HOV lane project from Carpinteria to Santa Barbara. The highway improvements also include reconfiguration of the Cabrillo Boulevard interchange to the standard right-hand side on- and off-ramps; two new bridges over Cabrillo Boulevard; the replacement of existing roadway pavement; installation of sound walls and retaining walls; and upgrades to drainage, signage, lighting, and barriers. To construct the improvements there would be impacts to trees, including 61 oaks, 49 other natives (cypress, sycamore, and willow), 68 eucalyptus, and 150 other non-native trees. Tree replacement ratios are 3:1 for oak trees greater than 4" diameter at breast height (dbh) and 1:1 for all other trees. All improvements are proposed within the existing public right-of-way; four potential construction support sites are proposed, one of which is in the right-of-way and three of which are on public/private property.

The discretionary application required at this hearing under the purview of the Planning Commission is rescission of Planning Commission Resolution No. 013-23 and rehearing to consider a Coastal Development Permit (CDP) to allow development in the Appealable Jurisdiction of the California Coastal Commission within the City's Coastal Zone (SBMC §28.44.060).

Environmental review was conducted for the project in compliance with the California Environmental Quality Act (CEQA). A Final Environmental Impact Report (EIR) was previously

certified for the entire South Coast 101 High Occupancy Vehicle (HOV) Lanes Project (from Carpinteria to Santa Barbara). The current project (Segment 4E), remains within the scope of the certified EIR analysis; all previously identified mitigation measures would continue to apply to the project; and various environmental impacts would be the same or reduced. No new or greater significant impacts than identified in the EIR would result from the current project, and pursuant to CEQA Guidelines §15162, no further environmental review document is required. Pursuant to CEQA Guidelines §15164, an Addendum to the certified EIR has been prepared to document project-specific details to the EIR analysis for the current project. The Planning Commission will consider the EIR and Addenda and must make findings pursuant to the California Environmental Quality Act Guidelines §15093.

Megan Arciniega, Senior Planner, gave the Staff presentation.

Public comment opened at 1:08 p.m., and as no one wished to speak, it closed.

MOTION: Wiscomb / DeLuccio

Assigned Resolution No. 015-23

Rescind Resolution No. 013-23 adopted on November 2, 2023, and approve the project, making the findings in Section X of the staff report dated October 26, 2023, subject to the conditions of approval in Exhibit A of the staff report dated October 26, 2023.

The motion carried by the following vote:

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

The ten calendar day appeal period was announced.

IV. NEW ITEM

A. ACTUAL TIME: 1:12 P.M.

1509 SHORELINE DRIVE

Assessor's Parcel Number: 045-182-008

Zoning Designation: E-3/S-D-3 (One-Family Residence/Coastal Overlay)

Application Number: PLN2021-00549 Filing Date: November 22, 2021

Applicant: Jarrett Gorin, Vanguard Planning

Owner: Michael Paskin, Paskin Family 2008 Revocable Trust

The project consists of demolition of the existing, one-story, 3,155-square-foot single-family residence and 431-square foot attached garage, partial demolition of the existing bluff accessory structure, and construction of a new 3,701-square-foot, two-story, single-family residence with an attached 462-square-foot two-car garage and 2,167-square-foot basement on the 29,094-square-foot lot. The parcel is in the E-3 (One-Family Residence) Zone and the appealable jurisdiction of the Coastal Zone with a Local Coastal Plan Land Use Designation of Residential (max. 5 du/acre). Grading to construct the project would include approximately 1,200 cubic yards of cut, 990 cubic yards of fill, and 210 cubic yards of soil export. The project would also include 10,390 square feet of landscaping with

associated site improvements and approximately 4,705 square feet of new/replaced hardscape. See Exhibits B and C for project plans and applicant letter, respectively.

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

- A. A Coastal Development Permit to allow the proposed development in the Appealable Jurisdiction of the City's Coastal Zone (SBMC §28.44.060); and
- B. A Modification to allow walls within the interior setbacks to exceed eight feet in height (SBMC §28.87.170 and §28.92.110).

Project Design Approval and Final Design Approval by the Single Family Design Board (SFDB) will also be required for the project at a later date, if the Planning Commission approves the project (SBMC Chapter 30.220.040).

Confirm the Environmental Analyst's determination that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Sections 15301 and 15303.

Staff Contact: Megan Arciniega, Senior Planner
MArciniega@SantaBarbaraCA.gov, (805) 564-7587

Megan Arciniega, Senior Planner, gave the Staff presentation.

Jarrett Gorin, Vanguard Planning, gave the Applicant presentation, and was joined by Tom Ochsner, Architect, Thomas Ochsner Architect; and Michael Paskin, Owner.

Public comment opened at 1:46 p.m., and as no one wished to speak, it closed.

Written correspondence from Kevin and Marilyn Murphy, Barry Nilsen, and Russ Family Trust was acknowledged.

MOTION: Wiscomb / Baucke

Assigned Resolution No. 016-23

Approve the project, making the findings in Section X of the Staff Report dated December 14, 2023, subject to the Conditions of Approval in Exhibit A of the Staff Report, with the following revisions to the Conditions of Approval:

1. On page four remove the condition that states the solar panels be removed or relocated out of Shoreline Hazard Screening Area 3. Add that the solar panels must be set back a minimum of ten feet from the bluff edge.
2. On page two remove the reference to Accessory Dwelling Unit (ADU), pool, and spa.
3. Add a condition that the City arborist examines the street tree prior to installing the curb cut and makes sure that its integrity is intact and if not, it is replaced at the owner's expense in a location that is satisfactory to the City arborist.
4. The use of the gloriette is restricted to installation and maintenance and is not for recreation purposes.
5. The Planning Commission recommends to the Single Family Design Board (SFDB) that the gloriette structure be a color that visually recedes into the landscape to support visual policies of the Coastal Land Use Plan.

The motion carried by the following vote:

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

The ten calendar day appeal period was announced.

*** THE COMMISSION RECESSED FROM 2:50 TO 3:00 P.M. ***

B. ACTUAL TIME: 3:00 P.M.

CITY WIDE TRAFFIC MODEL UPDATE

Assessor's Parcel Number: 031-160-015

Application Number: PLN2023-00016

On September 14, 2021, City Council approved a contract with Iteris for a Citywide Traffic Model Update. The City's traffic model is a critical component of the Land Development review process, as well as a tool to guide recommendations for improvement of the City's transportation circulation system.

The City's traffic model was originally validated in 2008 with the 2011 General Plan Update and again in 2015. Unlike prior traffic models, the proposed Citywide Traffic Model Update was refined and built from the current Santa Barbara County Association of Governments' (SBCAG) regional traffic model to address the City's General Plan and Housing Element Updates, transportation impact assessments, vehicle miles traveled forecasts needed for environmental analysis, and air quality greenhouse gas (GHG) applications for the 2035 Climate Action Plan Update.

The Citywide Traffic Model is summarized in Citywide Traffic Model Development Report and User's Guide (Exhibit A). The base year used for the current traffic model is 2020 (pre-pandemic) and the traffic model forecasts are based on the Plan Santa Barbara 2030 General Plan and the 2035 Climate Action Plan horizon years. Based upon the outcome of the Traffic Impact Assessment (Exhibit B), minor updates were made to the Land Development Team Traffic Analysis Guidelines to reflect existing and forecasted impacted intersections (Exhibit C). The update also includes new Traffic Analysis Guidelines for environmental review purposes under the California Environmental Quality Act (CEQA).

Staff is requesting review and recommendation to City Council of the following:

- A. The updated Citywide Traffic Model Development Report and User's Guide;
- B. The Traffic Impact Analysis;
- C. The updated Land Development Team Traffic Analysis Guidelines to reflect impacted intersections per the City Traffic Model Update; and
- D. The Land Development Team CEQA Transportation Analysis Guidelines.

Jessica Grant, Supervising Transportation Planner, gave the Staff presentation. Deepak Kaushik, Traffic Consultant was available to answer questions.

Public comment opened at 3:35 p.m., and as no one wished to speak, it closed.

MOTION: DeLuccio / Wardlow

Recommendation to City Council to adopt:

1. The updated Citywide Traffic Model Development Report and User's Guide.
2. The Traffic Impact Analysis.
3. The updated Land Development Team Traffic Analysis Guidelines.
4. The Land Development Team CEQA Transportation Analysis Guidelines.

The motion carried by the following vote:

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

V. ADMINISTRATIVE AGENDA

ACTUAL TIME: 4:22 P.M.

A. Committee and Liaison Reports:

1. Staff Hearing Officer Liaison Report

No report.

2. Other Committee and Liaison Reports

No reports.

VI. ADJOURNMENT

Chair Bonderson adjourned the meeting at 4:40 p.m.

Submitted by,



Mariah Johnson, Commission Secretary