



City of Santa Barbara

PLANNING COMMISSION

MINUTES

NOVEMBER 2, 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
Allison DeBusk, City Planner
Mariah Johnson, Commission Secretary

CALL TO ORDER

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

I. ROLL CALL

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

Absent: None

STAFF PRESENT

Tava Ostrenger, Assistant City Attorney
Allison DeBusk, City Planner
Megan Arciniega, Senior Planner
Kathleen Kennedy, Project Planner
Julia Pujo, Project Planner/Environmental Analyst
Derrick Bailey, Principal Traffic Engineer
Jessica Grant, Supervising Transportation Planner
Chris 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:

Ms. DeBusk announced that there have been a few projects appealed to the Planning Commission (PC): An appeal of the Staff Hearing Officer (SHO) decision for a modification at 225 Equestrian Ave, an appeal of the Single Family Design Board (SFDB) Final Approval at 3208 Laurel Canyon, and an appeal of the SFDB Final Approval at 101 Santa Cruz. Staff anticipates scheduling these appeals in December.

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

1. October 12, 2023 Planning Commission Minutes

MOTION: Baucke / DeLuccio

Approve the minutes as amended.

The motion carried by the following vote:

Ayes: 7 Noes: 0 Abstain: 0 Absent: 0

2. October 19, 2023 Planning Commission Minutes

3. Planning Commission Resolution No. 011-23
3237 State Street

MOTION: DeLuccio / Baucke

Approve the minutes from October 19th and resolution No. 011-23 as presented.

The motion carried by the following vote:

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

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

Public comment opened at 1:07 p.m.

The following individual spoke:

1. Cassandra Ensberg

Written correspondence from Darcy Sylvester was acknowledged.

Public comment closed at 1:12 p.m.

III. NEW ITEMS

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

35 ANACAPA STREET

Assessor's Parcel Number:

033-112-002

Zoning Designation:

OC/S-D-3 (Coastal Zone)

Application Number:

PLN2021-00226 Filing Date: November 4, 2022

Owner: Jeff Theimer, 35 Anacapa, LLC
Applicant: Troy White, TW Land Planning & Development

The project consists of a new three-story development on a 0.5-acre vacant lot located at the southwest corner of Anacapa Street and E. Mason Street. The proposal includes six nonresidential condominiums consisting of tasting room A (condo 1); a two-level restaurant (condo 2); tasting room B (condo 3); bodega/market (condo 4); hotel 1 and manager's unit (condo 5); and hotel 2 and manager's unit (condo 6), plus shared common areas. The project includes 18 vehicle parking spaces and 24 bicycle spaces. A new on-street bicycle parking corral to accommodate 10 bicycle spaces for the public is also proposed. Two of four existing street trees would be removed, and five new street trees would be planted.

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

- A. A Vesting Tentative Map for a one-lot subdivision to create six nonresidential condominium units (SBMC Chapter 27.20);
- B. Two Conditional Use Permits (one for each hotel) for small hotels in the OC zone (SBMC Chapter 28.94); and
- C. A Coastal Development Permit to allow the proposed development in the Appealable and Non-Appealable Jurisdiction of the City's Coastal Zone (SBMC §28.44.060).

Confirm the Environmental Analyst's determination that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15332 (In-Fill Development Projects).

Staff Contact: Kathleen Kennedy, Project Planner
KKennedy@SantaBarbaraCA.gov, (805) 564-5470, ext. 4560

Kathleen Kennedy, Project Planner, gave the Staff presentation. Jessica Grant, Supervising Transportation Planner; and Julia Pujo, Project Planner, were available to answer questions.

Troy White, Land Use Planner, TW Land Planning and Development gave the Applicant presentation, and was joined by Mark Kirkhart, Design Arc Architects; Scott Capps, Landscape Architect, EPT Design; and Jeff Theimer, Owner.

Public comment opened at 1:39 p.m., and as no one wished to speak, it closed.

Written correspondence from Michael Gunner, Chris Parker, Seth & Lindsay, David Griffiths, Quinn Spaulding, Sherry Villanueva, Magan Eng Kunin, Craig Donen, David Potter, Jonathan Hasbun (California Coastal Commission), and Jill Johnson was acknowledged.

Public comment closed at 1:40 p.m.

MOTION: Boss / Wiscomb

Assigned Resolution No. 012-23

Approve the project, making the Environmental Review, Vesting Tentative Subdivision Map, Conditional Use Permit, Conditional Use Permit for a Small Hotel, and Coastal

Development Permit findings as outlined in the Staff Report dated October 26, 2023, subject to the Conditions of Approval as outlined in the Staff Report, with the following revisions to the Conditions of Approval:

1. Add two hotel manager units to the project description on page 16, Condition B1.
2. Change all occurrences of the word “owner” to be plural “owner(s).”

Furthermore, the Commission finds that Local Coastal Policies 3.2-12 and 3.2-14 as well as Coastal Act Section 30213 are addressed since the hotel units have been restricted in size and there is an absence of amenities typically associated with luxury hotels.

The motion carried by the following vote:

Ayes: 7 Noes: 0 Abstain: 0 Absent: 0

The ten-calendar day appeal period was announced.

*** THE COMMISSION RECESSED FROM 2:51 TO 3:03 P.M. ***

B. ACTUAL TIME: 3:03 P.M.

HIGHWAY 101

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 under the jurisdiction of the Planning Commission at this hearing is a Coastal Development Permit to allow the proposed development in the Non-Appealable Jurisdiction of 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.

Staff Contact: Megan Arciniega, Senior Planner
MArciniega@SantaBarbaraCA.gov, (805) 564-5470, ext. 7587

Megan Arciniega, Senior Planner, gave the Staff presentation. Jessica Grant, Supervising Transportation Planner; Derrick Bailey, Principal Traffic Engineer; Julia Pujo, Project Planner; and David Black, Landscape Architect, Architectural Board of Review were available to answer questions.

Fred Luna, SBCAG, gave the Applicant presentation, and was joined by David Emerson, Caltrans District 5; Lucas Marsalek, Caltrans District 5; Christine Anderson, Mark Thomas; Rachel Wooldridge, Mark Thomas; Kirsten Ayars, Ayars & Associates; and Erinn Silva, GPA Consulting.

Public comment opened at 3:50 p.m., and as no one wished to speak, it closed.

Written correspondence from Strong Towns Santa Barbara was acknowledged.

*** THE COMMISSION RECESSED FROM 5:01 TO 5:14 P.M. ***

MOTION: Wiscomb / DeLuccio

Assigned Resolution No. 013-23

Approve the project, making the Environmental Review and Coastal Development Permit findings as outlined in the Staff Report dated October 26, 2023, subject to the Conditions of Approval as outlined in the Staff Report.

The motion carried by the following vote:

Ayes: 7 Noes: 0 Abstain: 0 Absent: 0

The ten-calendar day appeal period was announced.

IV. ADMINISTRATIVE AGENDA

ACTUAL TIME: 5:56 P.M.

A. Committee and Liaison Reports:

1. Staff Hearing Officer Liaison Report

Commissioner Boss reported on the Staff Hearing Officer meeting of October 18, 2023.

2. Other Committee and Liaison Reports

No reports.

V. ADJOURNMENT

Chair Bonderson adjourned the meeting at 5:57 p.m.

Submitted by,

A handwritten signature in black ink that reads "Mariah Johnson". The signature is written in a cursive style with a large, looping "M" and "J".

Mariah Johnson, Commission Secretary