



City of Santa Barbara

PLANNING COMMISSION

MINUTES

FEBRUARY 15, 2024

1:00 P.M.

City Hall, Council Chambers
735 Anacapa Street
SantaBarbaraCA.gov

COMMISSION MEMBERS:

John M. Baucke, *Chair*
Devon Wardlow, *Vice Chair*
Brian Barnwell
Lucille Boss
Donald DeLuccio
Sheila Lodge
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 Baucke called the meeting to order at 1:01 p.m.

I. ROLL CALL

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

Absent: None

STAFF PRESENT

Tava Ostrenger, Assistant City Attorney
Megan Arciniega, Senior 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:

Ms. Arciniega announced the following:

1. The project at 101 Garden Street has been continued to the February 29, 2024 Planning Commission Agenda.

B. Announcements and appeals:

No announcements.

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

D. 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. CONTINUED ITEM: Continued from August 3, 2023, and postponed to February 29, 2024.

101 GARDEN STREET

Assessor's Parcel Number: 017-630-008; 009; -018; -021; -024; and -027

Zoning Designation: HRC-2/SP-2/S-D-3 (Hotel and Related Commerce/Cabrillo Plaza Specific Plan/Coastal Overlay)

Application Number: PLN2019-00052, Filing Date: 11/23/2021

Owner: The Wright Family H. Limited Partnership
Tony Bortolazzo, Agent

Applicant: Carolyn Groves, Dudek

The project consists of the merger of six lots, removal of all existing structures, and construction of a new 178,919-square-foot (net) hotel containing 250 rooms (130 extended stay rooms; 120 "select service" rooms) and six affordable housing units (5 low-income studios and 1 moderate-income two-bedroom unit) under State Density Bonus Law, and an 85,298-square-foot subterranean parking garage on a 4.53-acre site at the southwest corner of Garden and E. Yanonali Streets. The "select service" rooms would not have kitchens. Most (119 of 130) of the "extended stay" rooms would have kitchens and would be suitable for families and larger groups. Guest amenities include library, bar, lounge, 208-square-foot market, media salon, meeting rooms, living room, breakfast area, outdoor seating areas with spa, courtyard with pool and spa, fitness room, and a 7,500-square-foot roof deck. The main entrance to the hotel would be from Garden Street, with secondary entrances from E. Yanonali and Santa Barbara Streets. The project includes 267 vehicle parking spaces (238 subterranean and 29 at-grade) and 52 bicycle parking spaces (32 subterranean and 20 at-grade). Eight bicycle rental parking spaces are also provided for guests.

Three onsite trees would be removed (California Pepper, Date Palm, Mexican Fan Palm) and 17 onsite trees would be protected. Landscape plans include installation of approximately 185 new ornamental trees onsite. Five street trees (4 Mexican Fan Palms, 1 Cork Oak) would be removed, and 24 street trees would be protected. There would be new street trees along E. Yanonali Street and Santa Barbara Street. Grading is estimated to consist of 25,900 cubic yards cut/export and 4,600 cubic yards fill. The project also includes restoration of the wetland/drainage area and 15-foot-wide buffer area located along the Garden Street frontage. The proposed project plans have not been revised since the last hearing on August 3, 2023.

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

1. A Parking Modification to allow less than the required number of parking spaces (Santa Barbara Municipal Code (SBMC) §28. 90.100 and SBMC §28.92.110.A.1);
2. A Development Plan to allow the construction of approximately 153,000 square feet (net) of nonresidential development (SBMC Chapter 28.85);
3. A Coastal Development Permit to allow the proposed development in the Appealable and Non-Appealable Jurisdictions of the City's Coastal Zone (SBMC §28.44.060); and

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

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

Item III is postponed to February 29, 2024.

IV. NEW ITEM

ACTUAL TIME: 1:03 P.M.

2020 ALAMEDA PADRE SERRA

Assessor's Parcel Number: 019-163-004
Zoning Designation: SP7-RC (Riviera Campus Specific Plan)
Application Number: PLN2023-00395
Owner: Kevin Yardi
Applicant: Cathleen Smith, Island View Preschool

The project site is an 8.7-acre research and business park, known as the Riviera Park, currently developed with seven buildings, landscape, hardscape, and associated parking lots. It is located within the Riviera Campus Historic District, Mission Area Design District, and Hillside Design District, and is subject to the goals, regulations, and standards of the Riviera Park Specific Plan (RC Specific Plan). The Ebbets Hall building, including its hardscape, is a designated City Landmark and a contributor to the Riviera Campus Historic District.

The proposed project consists of a new Day Care Center use, for Island View Preschool, to be located within Suite 135 of the Ebbets Hall building. The day care center would provide childcare for children ranging in age from infancy to 4 years, Monday - Friday, 8:00am - 5:30pm. The maximum capacity would be 30 children per day. The center would be staffed by 5 teachers, a director, and an offsite executive director. The proposal includes designation of an outdoor activity area and a passenger loading area for drop-off and pick-up of enrolled children.

The outdoor activity area is proposed in a landscaped area situated at the western end of the Ebbets Hall building, directly south of its loggia, facing the southerly parking lot. New iron fencing and a gate, 4 feet in height, would enclose the outdoor activity area. This area would fulfill State licensing requirements for 75 square feet of outdoor play area per enrolled child.

A new iron gate, 4 feet in height, is proposed to enclose the patio that wraps around the southern and eastern elevations of Suite 135, for the use of enrolled children and staff of the preschool.

Removal of toxic and/ or sharp plants is proposed for the outdoor play area and the Suite 135 patio.

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

- A. A Conditional Use Permit (CUP) to allow for day care use within the Riviera Campus RC Specific Plan area, or the SP7-RC zone. (SBMC Chapter 30.21)

Confirm the Environmental Analyst's determination that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15301, Existing Facilities and SBMC Chapter 22.100.

Staff Contact: Barbara Burkhardt, Assistant Planner
BBurkhardt@SantaBarbaraCA.gov, (805) 564-5470, ext. 4552

Barbara Burkhardt, Assistant Planner, gave the Staff presentation.

Kathleen Smith, Director, Island View Preschool, gave the Applicant presentation, and was joined by Maida Smith.

Public comment opened at 1:24 p.m., and the following individuals spoke:

1. Ben Romo

Public comment closed at 1:28 p.m.

Written correspondence from Paulina Conn, Steve Ortiz & Rose Levy, Chris Broderick, Janis Clapoff, Brian McWilliams, Sarah Palladino, Dan Fontaine, Adrianna Foss, and Gordon Seabury was acknowledged.

MOTION: DeLuccio / Wiscomb

Assigned Resolution No. 002-24

Approve the project, making the findings for the Conditional Use Permit as outlined in the Staff Report dated February 8, 2024, and confirm that the project is exempt from further environmental review per the CEQA exemption 15061(b)(3), subject to the Conditions of Approval as outlined in the Staff Report, with the following revision to the Conditions of Approval:

1. Island View Preschool contract for services shall contain an agreement regarding drop-off and pick-up of enrolled children stating that vehicles related to the day care center use (preschool) shall not queue in the parking lot, or on Alvarado Place, Alameda Padre Serra, or Mission Ridge Road and that vehicles shall be parked in other available parking spaces on site if the four spaces designated for Island View Preschool are in use.

The motion carried by the following vote:

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

The ten calendar day appeal period was announced.

V. ADMINISTRATIVE AGENDA

ACTUAL TIME: 1:50 P.M.

- A. Committee and Liaison Reports:

1. Staff Hearing Officer Liaison Report

Commissioner Boss reported on the Staff Hearing Officer meeting of February 7, 2024.

2. Other Committee and Liaison Reports

- a. Commissioner DeLuccio reported on the Historic Landmarks Commission meeting of February 14, 2024.
- b. Commissioner Wiscomb reported on the upcoming City Council Affordable Housing Committee.
- c. Commissioner Baucke reported on the Objective Design Development Standards meeting of February 9, 2024.

VI. ADJOURNMENT

Chair Baucke adjourned the meeting at 1:56 p.m.

Submitted by,



Mariah Johnson, Commission Secretary