City of Santa Barbara
PLANNING COMMISSION
MINUTES
MARCH 4, 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
Heidi Reidel, Planning Technician I
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, Vice Chair Gabriel Escobedo, Commissioners Roxana Bonderson, Jay D. Higgins, Sheila Lodge, Barrett Reed, and Lesley Wiscomb

STAFF PRESENT

Tava Ostrenger, Assistant City Attorney
Allison DeBusk, Senior Planner
Kelly Brodison, Associate Planner
Timmy Bolton, Associate Planner
Elizabeth Stotts, Senior Community Development Programs Specialist
Tony Ruggieri, City TV Production Supervisor
Heidi Reidel, Planning Technician I
Gillian Fennessy, Commission Secretary

II. PRELIMINARY MATTERS

A. Requests for continuances, withdrawals, postponements, or addition of ex-agenda items:

Ms. DeBusk announced that staff is requesting a continuance for Item III until April.

B. Announcements and appeals:

No announcements.

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

1. Planning Commission February 11, 2021 Minutes

2. Planning Commission Resolution No. 001-21
2403-2407 Bath Street & 310-314 W. Junipero Street

MOTION: Bonderson / Higgins
Approve the minutes and resolutions as presented.

The motion carried by the following vote:
Ayes: 7 Noes: 0 Abstain: 0 Absent: 0

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

Public comment opened at 1:05 p.m.

The following individuals spoke:

1. Anna Marie Gott
2. Natalia Govoni
3. Patricia Saley
4. Richard Closson
5. Christel Barros

Written correspondence from Richard Closson, Guy Dolev, Harold Lin, and Johnathan was acknowledged.

Public comment closed at 1:15 p.m.

III. CONTINUED ITEM: *FROM FEBRUARY 4, 2021*

ACTUAL TIME: 1:18 P.M.

ORDINANCE AMENDING SECTIONS 1.25.050, 30.205.050, AND 30.280.030 OF THE SANTA BARBARA MUNICIPAL CODE RELATING TO REVIEW OF DEVELOPMENT PROJECTS FOR PRE-EXISTING CODE VIOLATIONS

Proposed amendments to the Santa Barbara Municipal Code related to review of development projects with pre-existing code violations. The proposal is intended to streamline the City's development permitting process while assuring that pre-existing code violations are eliminated. Specifically, this includes amending Section 1.25.050 to clarify that correction of existing code violations may be required as a condition of permit issuance, but an existing violation is not a basis for refusing to accept a development application; amending Section 30.205.050 to allow an application to be deemed complete as long as existing violations are identified on the application and corrected either before or as a condition of project approval; and amending Section 30.280.030 to be consistent with the amendments to Sections 1.25.050 and 30.205.050.

The purpose of this hearing is for the Planning Commission to receive public input and consider the proposed amendments to the Municipal Code and forward a recommendation for adoption to City Council. 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 Ordinance Committee and City Council. Interested parties may follow the changes as they are posted on the web site.

MOTION: Reed / Wiscomb
Approve Staff's request for another continuance to April 8, 2021 in order to continue working with the appointed three-member working group to address the Planning Commission's comments from the February 4th meeting.

The motion carried by the following vote:
Ayes: 7 Noes: 0 Abstain: 0 Absent: 0

*** THE COMMISSION RECESSED FROM 1:23 P.M. TO 1:30 P.M. ***

IV. NEW ITEM – DISCUSSION

ACTUAL TIME: 1:30 P.M.

APPLICATION OF PEOPLE ASSISTING THE HOMELESS (PATH), OWNER OF 816 CACIQUE STREET; APN: 017-240-021; ZONE: M-1 LIGHT MANUFACTURING, C-2 GENERAL COMMERCE AND S-D-3 COASTAL OVERLAY ZONES; LAND USE DESIGNATION: GENERAL INDUSTRIAL; PLN1999-00432

The purpose of this meeting is for People Assisting the Homeless (PATH) to obtain feedback from the Planning Commission regarding PATH's upcoming two-year progress report on the operation of the emergency homeless shelter located at 816 Cacique Street, as required by condition II.B of Planning Commission Resolution No. 008-09.

The Planning Commission will not take any action on the approved Conditional Use Permit during this discussion item.

Kelly Brodison, Associate Planner, gave the Staff presentation. Elizabeth Stotts, Senior Community Development Programs Specialist; Tessa Storms, Senior Director of Development and Communications, PATH; Johnathan Castillo, Chief Regional Officer, PATH; and Jeff Shaffer, Executive Director, SBACT; were available to answer questions.

Public comment opened at 1:40 p.m., and the following individuals spoke:

1. Alan Bleecker
2. Brett Williams. Standing in for Chris Raimondi.
3. Christel Barros

Public comment closed at 1:50 p.m.

*** THE COMMISSION RECESSED FROM 3:45 P.M. TO 4:00 P.M. ***

MOTION: Wiscomb / Lodge

1. PATH shall be required to work under the Eastside RAP (Regional Action Plan) system and have one designated PATH representative attend the RAP meetings.
2. PATH shall notify the neighborhood (within a 750-foot radius) of the Eastside RAP meetings; said notice shall include the name and contact information of the designated PATH representative.
3. PATH shall give a monthly presentation at the RAP meetings and shall notify the neighborhood when these presentations will be given at RAP. Minutes will be taken at the monthly presentations and shall be available to Planning Commission in a public format.
4. PATH will report back to the Planning Commission on their partnership at the end of SB ACT's current contract (June 2021) during their two-year report.

AMENDED MOTION: Wiscomb / Lodge

1. *Request that SB ACT serve as a temporary stand-in to facilitate required neighborhood meetings for PATH*.
2. PATH shall be required to work under the Eastside RAP (Regional Action Plan) system and have one designated PATH representative attend the RAP meetings.
3. PATH shall notify the neighborhood (within a 750-foot radius) of the Eastside RAP meetings; said notice shall include the name and contact information of the designated PATH representative.
4. PATH shall give a monthly presentation at the RAP meetings and shall notify the neighborhood when these presentations will be given at RAP. Minutes will be taken at the monthly presentations to RAP and be available to Planning Commission in a public format.
5. PATH will report back to the Planning Commission on their partnership at the end of SB ACT's current contract (June 2021) during their two-year report.
6. *PATH shall present their recommended steps moving forward for compliance with the Conditional Use Permit conditions during the two-year report.*

This motion carried by the following vote:
Ayes: 7 Noes: 0 Abstain: 0 Absent: 0

V. ADMINISTRATIVE AGENDA

ACTUAL TIME: 5:18 P.M.

A. Committee and Liaison Reports:

1. Staff Hearing Officer Liaison Report

Commissioner Higgins reported on the Staff Hearing Officer meeting of February 24, 2021.

2. Other Committee and Liaison Reports

   a. Commissioner Higgins reported on the March 3, 2021 Highway 101 Improvements Design Working Group meeting.
   b. Commissioner Bonderson reported on the February 25, 2021 Transportation and Circulation Committee meeting; and the February 8, 2021 and February 26, 2021 Architectural Board of Review meetings.
   c. Commissioner Lodge reported on the March 3, 2021 Historic Landmarks Commission meeting.
   d. Commissioner Wiscomb reported on the February 26, 2021 Plaza De La Guerra Subcommittee meeting.

VI. <u>ADJOURNMENT</u>

Chair Schwartz adjourned the meeting at 5:36 p.m.

Submitted by,

Gillian Fennessy

Gillian Fennessy, Commission Secretary