



City of Santa Barbara

PLANNING COMMISSION

MINUTES

DECEMBER 2, 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 1:01 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
Dan Hentschke, Assistant City Attorney
Allison DeBusk, Senior Planner
Marisela Salinas, Senior Planner
Ellen Kokinda, Administrative Analyst II
Brenda Beltz, Project Planner
Timmy Bolton, Project Planner
Tony Boughman, Associate Planner
Tony Ruggieri, City TV Production Supervisor
Mary Ternovskaya, 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. Review, consideration, and action on the following draft Planning Commission minutes and resolutions:

1. November 11, 2021 Planning Commission Minutes
2. Planning Commission Resolution No. 009-21
1625 Shoreline Drive
3. Planning Commission Resolution No. 010-21
3030 Sea Cliff Drive

MOTION: Wiscomb / Lodge

Approve the minutes and resolutions as amended.

The motion carried by the following vote:

Ayes: 5 Noes: 0 Abstain: 2 (Schwartz and Higgins) Absent: 0

Commissioner Schwartz and Higgins abstained.

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

Public comment opened at 1:20 p.m., and as no one wished to speak, it closed.

Written correspondence from Richard Closson was acknowledged.

III. CONSENT ITEM

ACTUAL TIME: 1:21 P.M.

1429 SHORELINE DRIVE

**ZONE: E-3 ONE-FAMILY RESIDENCE/S-D-3 COASTAL OVERLAY, LAND USE
DESIGNATION: RESIDENTIAL 5 UNITS/ACRE, APN: 045-185-011, PLN 2021-00506,
APPLICANT/OWNER: JON GROSSGOLD / RICHARD GROSSGOLD, DATE FILED:
OCTOBER 22, 2021**

The project consists of the removal of a Monterey Cypress tree on a coastal bluff on a 0.32-acre residential parcel. No additional development is proposed. The tree was previously removed in September 2021 under an emergency permit pursuant to Santa Barbara Municipal Code (SBMC) §28.44.100. The discretionary application required for this project is a Coastal Development Permit (CDP2021-00026) to permit the tree removal previously completed under an emergency Coastal Development Permit for property located in the Appealable Jurisdiction of the City's Coastal Zone (SBMC §28.44.060).

Ms. DeBusk requested that the Planning Commission waive the Staff Report.

MOTION: Wiscomb / Lodge

Waive the Staff Report.

The motion carried by the following vote:

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

Public comment opened at 1:23 p.m., and as no one wished to speak, it closed.

MOTION: Wiscomb / Lodge

Assigned Resolution No. 012-21

Approve the project, making the findings for the Coastal Development Permit as outlined in Section IX of the Staff Report dated November 24, 2021.

The motion carried by the following vote:

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

IV. NEW ITEM

ACTUAL TIME: 1:28 P.M.

500 JAMES FOWLER ROAD

ZONE: A-F AVIATION FACILITIES/S-D-3 COASTAL OVERLAY, LAND USE DESIGNATION: MAJOR PUBLIC & INSTITUTIONAL APN: 073-450-003, PLN 2021-00114, APPLICANT/OWNER: BRADLEY KLINZING / CITY OF SANTA BARBARA, DATE FILED: MARCH 9, 2021

Reconfiguration of the rental car parking area at the Santa Barbara Airport to accommodate three new Remain-Over-Night parking spaces for large commercial aircraft. The project includes expansion of the existing rental car parking area south of the main terminal building, demolition of an existing hangar, demolition and replacement of existing paving, new parking lot landscape planter islands, enhanced landscaping with additional trees, relocation of parking lot lighting, and new perimeter security fence. The discretionary application required for this project is a Coastal Development Permit (CDP2021-00008) to allow the proposed development in the Appealable Jurisdiction of the City's Coastal Zone (SBMC §28.44.060).

Tony Boughman, Associate Planner, gave the Staff presentation.

Bradley Klinzing, Supervising Engineer, Public Works Department gave the Applicant presentation. Pearse Melvin, Civil Engineering Consultant, was available to answer any questions.

Public comment opened at 1:54 p.m., and as no one wished to speak, it closed.

MOTION: Wiscomb / Bonderson

Assigned Resolution No. 013-21

Approve the project, making the findings for the Coastal Development Permit as outlined in Section VIII of the Staff Report dated November 24, 2021, 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.

V. CONTINUED ITEM FROM APRIL 8, 2021

ACTUAL TIME: 2:07 P.M.

ORDINANCE AMENDING SECTIONS 1.25.050, 30.205.050, 30.205.160 AND 30.280.030 OF THE SANTA BARBARA MUNICIPAL CODE RELATING TO REVIEW OF DEVELOPMENT PROJECTS FOR PRE-EXISTING CODE VIOLATIONS

The City of Santa Barbara Community Development Department proposes 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 review process while providing options to resolve unrelated pre-existing code violations. 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; amending Section 30.205.050 to allow an application to be deemed complete even if violations exist on the project site; amending Section 30.205.160 to allow the Community Development Director to make a determination on pre-existing unpermitted structures and apply the codes in effect when it was constructed, and identify the City's policy on addressing outstanding violations; and amending Section 30.280.030 to be consistent with the amendments to Sections 1.25.050 and 30.205.050.

Marisela Salinas, Senior Planner I gave the Staff presentation. Dan Hentschke, Assistant City Attorney and Brenda Beltz, Project Planner and were available to answer questions.

Public comment opened at 2:16 p.m., and the following individual spoke:

1. Brian Johnson

Public comment closed at 2:18 p.m.

MOTION: Bonderson / Wiscomb

Recommend that City Council adopt amendments to Sections 1.25.050, 30.205.050, 30.250.160, and 30.280.030 of the Municipal Code.

The motion carried by the following vote:

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

VI. ADMINISTRATIVE AGENDA**ACTUAL TIME: 2:56 P.M.****A. Committee and Liaison Reports:****1. Staff Hearing Officer Liaison Report**

Commissioner Higgins reported on the December 1, 2021 Staff Hearing Officer meeting.

2. Other Committee and Liaison Reports

a. Commissioner Bonderson reported on the November 29, 2021 meeting of the Architectural Board of Review and the October 28, 2021 meeting of the Transportation & Circulation Committee.

b. Commissioner Escobedo reported on the December 1, 2021 meeting of the Design Standards Working Group.

VII. ADJOURNMENT

Chair Schwartz adjourned the meeting at 3:06 p.m.

Submitted by,



Gillian Fennessy, Commission Secretary