



City of Santa Barbara

PLANNING COMMISSION

MINUTES

APRIL 4, 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 1:00 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
Kathleen Kennedy, Project Planner
Barbara Burkhart, Assistant 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:

Ms. Arciniega announced the following:

1. The project at 101 Garden Street will have a set hearing at City Council next week to confirm whether it will be proceeding on appeal on June 11, 2024.
2. An Emergency Coastal Development Permit (CDP) was issued for 2239 Edgewater Way for slope repair.

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

1. March 7, 2024 Planning Commission Minutes

MOTION: DeLuccio / Wiscomb

Approve the minutes and resolutions as presented.

The motion carried by the following vote:

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

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. NEW ITEM

A. ACTUAL TIME: 1:03 P.M.

105 HARBOR WAY

Assessor's Parcel Number: 045-250-013

Zoning Designation: H-C/S-D-3 (Harbor Commercial/Coastal Overlay)

Application Number: PLN2023-00338 Filing Date: September 7, 2023

Owner: City of Santa Barbara

Applicant: Beth Anna Cornett, Public Works

The City's Waterfront Department was granted an Emergency Coastal Development Permit by the California Coastal Commission on January 11, 2023 for the construction of a 360 lineal foot rock revetment along the beach between the Santa Barbara Yacht Club and the Harbor West parking lot. Approximately 3,523 tons of granite boulders were used to create a 15-foot high and 36-foot wide revetment that is partially buried. The emergency work was completed on January 27, 2023. Subsequently, the Waterfront Department completed like-for-like repairs of 6,320 square feet of pavement, 375 linear feet of chain-link fencing, pedestrian gate, rolling gate, and privacy/wind screen damaged in the boatyard and maintenance yard under a building permit issued by the City. The project now requires a formal Coastal Development Permit.

The discretionary application under the jurisdiction of the Planning Commission at this hearing is:

- A. A recommendation to allow the project to proceed to the California Coastal Commission for a Consolidated Coastal Development Permit (Consolidated CDP) for the proposed development that is located in both the Appealable Jurisdiction of the

City's Coastal Zone and the California Coastal Commission Permit Jurisdiction (SBMC §28.44.060 and California Coastal Act Section 30601.3).

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).

Kathleen Kennedy, Project Planner, gave the Staff presentation.

Mike Wiltshire, Waterfront Director, City of Santa Barbara, gave the Applicant presentation.

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

MOTION: DeLuccio / Wiscomb

Recommendation to allow the project to proceed to the California Coastal Commission for a Consolidated Coastal Development Permit (Consolidated CDP) and confirm the Environmental Analyst's determination.

The motion carried by the following vote:

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

B. ACTUAL TIME: 1:29 P.M.

621 CHAPALA STREET

Assessor's Parcel Number: 037-123-016

Zoning Designation: C-G (Commercial General)

Application Number: PLN2023-00513

Owner: 621 Partners LLC; Ken Marshall, Managing Member

Applicant: Barbara Andersen, City of Santa Barbara

The 4,969-square-foot site is currently developed with a 6,376-square-foot, two-story, commercial office building. The proposed project involves a request for a Conditional Use Permit (CUP) to allow a social services facility for a new Daytime Workforce Development and Navigation Center (Center) to serve people experiencing homelessness and housing insecurity. The Center would operate Monday through Friday, from 8:00 am – 2:00 pm, with the explicit goal of helping individuals become document-ready (e.g. acquiring a birth certificate, driver's license, Social Security card) and obtain housing. The services would include documentation readiness, case management, workforce development and life skill building, job search assistance, housing referrals, health care, and mental health support. Additional client meetings would also be offered outside of regular hours, on weekdays no later than 5:00 pm. Establishment of the Center seeks to improve access to support and services to people experiencing homelessness or housing insecurity by operating out of a single central location, eliminating the need for clients to navigate multiple different sites, on different days and times of the week, to reach service providers.

The discretionary application under the jurisdiction of the Planning Commission at this hearing is:

- A. A Conditional Use Permit to allow for social services facility use in a C-G (Commercial General) zone (SBMC Chapter 30.215; and §30.25.020).

Confirm the Environmental Analyst's determination that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15303 [New Construction or Conversion of Small Structures] of the California Environmental Quality Act (CEQA) Guidelines.

Barabra Burkhart, Assistant Planner, gave the Staff presentation.

Barbara Andersen, City of Santa Barbara, gave the Applicant presentation. Rich Sander, Executive Director, Santa Barbara Alliance for Community Transformation, was available to answer questions.

Public comment opened at 2:02 p.m., and the following individuals spoke:

1. Tara Wright
2. Reverand Sarah Thomas
3. Pat Meaney
4. Tom Meaney
5. Lindsey Black
6. Jon Monkarsh
7. Max Baril
8. Melinda Maysonet
9. Joe Alfaro
10. Pat Wheatley
11. George Small
12. Landon Ranck
13. Gabe Zahony
14. Ashley Fox
15. Debra Barber
16. Al Ortiz
17. Robin Elander
18. David Beaver
19. Maureen Ellenberger
20. Jerianne Giargano
21. Kylen Christiansen
22. Levin Fetzer
23. Rachel Sincavage
24. Jenise Coates
25. Debra Hamrick
26. Ellen Antonioli

Written correspondence from Rolf Geyling, Jeff Shaffer, Professor Jim Wright, Chuck Flacks, DJ Johnsen, Pam Goetz, Elise Hyde, Esperanza Osuna, Amber Caldwell, R.W. Beaver, Rich Block, Cecilia Harris, Ken Marshall, Jacqueline Robinson, Randy Goetz, Margaret Crocco, Casey Caldwell, Odin A. Dalio, Lindsey Black, Beverly Grossman

Palmer, Bradley, Kristen Miller, Joyce Berg, Kimberlee Albers, Kim Lieberman, Santa Barbara Foundation, and Robin Elander was acknowledged.

Public comment closed at 3:11 p.m.

*** THE COMMISSION RECESSED FROM 3:11 TO 3:18 P.M. ***

MOTION: Boss / Wiscomb

Assigned Resolution No. 007-24

Approve the project, making the findings for the Conditional Use Permit, and confirm the Environmental Analyst's determination as outlined in the Staff Report dated March 28, 2024, subject to the Conditions of Approval as outlined in the Staff Report, with the following revisions to the Conditions of Approval:

1. On page 2 under Use Limitations add, "Hours of Operation. Support services shall be provided to clients Monday through Friday, between the hours of 9:00 a.m. to 3:00 p.m., with additional client meetings offered by appointment outside of these hours (until no later than 5:00p.m.). Evening events for fundraising and networking shall occur no more than three times per month."
2. On page 3 under Use Limitations add, "Capacity. The number of persons on the premises shall be limited to that of the occupancy limits set by the Fire Marshall."
3. On page 3 under Use Limitations add, "Food service. No exterior queuing for food distribution shall occur. Food distribution shall be available to service participants only. Where food is being provided, and near the exits of the facilities, trash cans shall be provided on site."
4. On page 3 under Use Limitations add, "Smoking. Smoking shall be prohibited on the premises."
5. On page 3 under Use Limitations add, "Lighting. All outdoor lighting shall comply with the City's Outdoor Lighting Ordinance."
6. On page 3 under Use Limitations add, "Outdoor Activities. All outdoor activities (e.g. clients entering and exiting the building) shall be regulated and monitored by staff."
7. On page 3 under Use Limitations add, "Storage. Large client items (e.g. carts and backpacks) shall be temporarily and securely stored in a designated locked room in the building and/ or fenced-outdoor area to prevent any visual impacts to the exterior of the building."
8. On page 3 under Use Limitations add, "Block Walks. The operator shall conduct "block walks" an hour before opening and an hour after closing to pick up any neighborhood litter, report vandalism, and address any illegal dumping on public property."
9. On page 3 under Use Limitations add, "Call Record. All calls to the dedicated hotline described in the Applicant Letter (Exhibit C of the Staff Report) shall be logged into a written record, with responses also logged when appropriate. The hotline number shall be prominently posted on site for community access."
10. On page 3 under Use Limitations add, "Mandatory Security. A private security firm shall be hired to conduct nightly exterior patrol of the premises during the evening and overnight hours; patrols shall occur from one half hour after sunset to half hour before sunrise."
11. On page 1 under Order of Development 4, remove "always include permits."
12. On page 1 under Approved Use, change "development" to "use."
13. On page 2 under 8. Available for Parking, change to "availability for parking."
14. On page 3 under Use Limitations add, "Second Floor and Rear Entrance Access. Access to the second floor, and to the building from the rear entrance at Bradbury Avenue, shall be limited to the second floor tenants and their guests."

15. On page 1 under A. Order of Development remove, "Pay Land Development Team Recovery Fee (30% of all planning fees, as calculated by staff) at the time of building application.

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: 4:38 P.M.

A. Committee and Liaison Reports:

1. Staff Hearing Officer Liaison Report

No report.

2. Other Committee and Liaison Reports

- a. Commissioner Wiscomb reported on the Parks and Recreation Commission meeting of March 27, 2024, and the Harbor Commission meeting of March 21, 2024.

B. Discussion on Subcommittees and Workshops

No discussion held.

V. ADJOURNMENT

Chair Baucke adjourned the meeting at 4:41 p.m.

Submitted by,

Mariah Johnson, Commission Secretary