



City of Santa Barbara
PLANNING COMMISSION
MINUTES
AUGUST 8, 2019

1:00 P.M.
City Hall, Council Chambers
735 Anacapa Street
SantaBarbaraCA.gov

COMMISSION MEMBERS:

Lesley Wiscomb, *Chair*
Mike Jordan, *Vice Chair*
John P. Campanella
Jay D. Higgins
Sheila Lodge
Deborah L. Schwartz
Addison Thompson

STAFF:

Tava Ostrenger, Assistant City Attorney
Allison DeBusk, Senior Planner
Heidi Reidel, Commission Secretary

CALL TO ORDER

Chair Wiscomb called the meeting to order at 1:01 p.m.

I. ROLL CALL

Chair Lesley Wiscomb, Vice Chair Mike Jordan, Commissioners John P. Campanella, Sheila Lodge, Deborah L. Schwartz, and Addison Thompson

Absent: Commissioner Jay D. Higgins

STAFF PRESENT

Tava Ostrenger, Assistant City Attorney
Allison DeBusk, Senior Planner
Kathleen Kennedy, Project Planner
Megan Arciniega, Project Planner
Derrick Bailey, Principal Traffic Engineer
Heidi Reidel, 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. Planning Commission July 11, 2019 Minutes

MOTION: Lodge/Campanella

Approve the minutes of July 11, 2019 as presented.

The motion carried by the following vote:

Ayes: 5 Noes: 0 Abstain: 1 (Thompson) Absent: 1 (Higgins)

2. Planning Commission July 18, 2019 Minutes

3. Planning Commission Resolution No. 010-19
301 East Yanonali Street

MOTION: Lodge/Campanella

Approve the minutes of July 18, 2019 and Resolution No. 010-19 as presented.

The motion carried by the following vote:

Ayes: 5 Noes: 0 Abstain: 1 (Thompson) Absent: 1 (Higgins)

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

Public comment opened at 1:03 p.m.

The following individual spoke:

1. Anna Marie Gott

Public comment closed at 1:06 p.m.

III. **NEW ITEM**

ACTUAL TIME: 1:06 P.M.

APPLICATION OF ALICIA HARRISON, APPLICANT FOR BRAD AND CAROL HACK, PROPERTY OWNERS, 2327 EDGEWATER WAY, APN 041-350-007 AND 041-350-008, E-3/SD-3 ZONES, LOCAL COASTAL PROGRAM LAND USE PLAN DESIGNATION: LOW DENSITY RESIDENTIAL 5 DU/AC (PLN2016-00191/CDP2016-00010)

The project consists of the demolition of an existing single-story residence, deck, detached garage and carport; and construction of a new 3,469 square foot two-story residence with an attached 400 square foot garage. The project involves the removal of twelve fruit/citrus trees and two specimen trees, and installation of six new trees and landscaping. The project would require 160 cubic yards of cut, 30 cubic yards of fill and 480 cubic yards of re-compaction to complete the proposed improvements. The primary 0.49 acre parcel (APN 041-350-007) would be voluntarily merged with an adjacent 0.02 acre parcel (APN 041-350-008) as part of the project. Access to the property would continue to be provided by the existing access easement

on APN 041-350-006 (2325 Edgewater Way), but the existing 9-foot wide asphalt driveway would be widened to 12 feet by extending the driveway onto APN 041-350-005 (unaddressed property owned by the project applicants).

The discretionary application required for this project is a Coastal Development Permit (CDP2016-00010) to allow the proposed development in the Appealable Jurisdiction of the City's Coastal Zone (SBMC §28.44.060).

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

Megan Arciniega, Project Planner, gave the Staff presentation.

Alicia Harrison, Brownstein Hyatt Farber Schreck, LLP, gave the Applicant presentation, and was joined by Trisha Coffey, Civil Engineer; Adam Simmons, Engineering Geologist; Jacob Niksto, Architect; and Derrik Eichelberger, Landscape Architect.

Public comment opened at 2:09 p.m., and the following individuals spoke:

1. Dominic Namnath
2. Anna Marie Gott

Written correspondence from Michel Boudreaux was acknowledged.

Public comment closed at 2:15 p.m.

MOTION: Jordan/Lodge

Assigned Resolution No. 011-19

Approve the project with the revised driveway design as presented, making the findings for the Coastal Development Permit as outlined in the Staff Report dated August 1, 2019, subject to the Conditions of Approval as outlined in the Staff Report, with the following revisions to the Conditions of Approval.

1. The Construction Contact Sign referenced in condition E.1 should include the language about street parking from E.2, as well as a City contact phone number in the event of violations.
2. Condition B.5 should specify that system testing and inspection will take place annually, prior to the rainy season.

The motion carried by the following vote:

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

The ten calendar day appeal period was announced.

*** THE COMMISSION RECESSED FROM 2:32 TO 2:41 P.M. ***

IV. CONCEPT REVIEW

ACTUAL TIME: 2:42 P.M.

APPLICATION OF DUDEK, AGENT FOR THE WRIGHT FAMILY H LIMITED PARTNERSHIP, 101 GARDEN STREET, APN 017-630-008;-009; -018; -021; -024; AND -027, HRC-2 (HOTEL AND RELATED COMMERCE)/ SP-2 (CABRILLO PLAZA SPECIFIC PLAN)/ SD-3 (COASTAL OVERLAY) ZONES, LOCAL COASTAL PROGRAM LAND USE PLAN DESIGNATION: HOTEL AND RELATED COMMERCE II AND RESIDENTIAL, 12 UNITS PER ACRE (PLN2019-00052)

This is a Concept Review Hearing. The project consists of a new 250-room, 231,300-square foot (net) hotel located on a 4.53-acre site at the southwest corner of Garden and E. Yanonali Streets. The hotel would consist of 119 standard guestrooms and 131 extended stay guestrooms. Amenities for the hotel guests would include restaurants, bar, lounge, library, media salons, meeting rooms, fitness rooms, market, laundry rooms, a pool, and a roof deck with trellis. A total of 267 parking spaces would be provided (39 surface and 228 in an underground parking garage). All existing structures and uses on the site would be removed. The project includes a voluntary lot merger of the six underlying legal lots.

The proposed project would return to the Planning Commission at a later date for the following discretionary applications:

- A. A Parking Modification to allow less than the required number of parking spaces (SBMC §28.92.110);
- B. A Lot Area Modification to allow a greater number of guestrooms with kitchens than would be allowed under existing density limitations (SBMC §28.92.110);
- C. A Development Plan to allow the construction of 153,000 square feet (net) of nonresidential development (SBMC Chapter 28.85; and
- D. A Coastal Development Permit (CDP2019-00052) to allow the proposed development in the Appealable Jurisdiction of the City's Coastal Zone (SBMC §28.44.060).

The purpose of the concept review is to allow the Planning Commission and the public an opportunity to review the proposed project design at a conceptual level and provide the Applicant and Staff with feedback and direction regarding the proposed land use and design. The opinions of the Planning Commission may change or there may be ordinance or policy changes that could affect the project that would result in requests for project design changes. **No formal action on the development proposal will be taken at the concept review, nor will any determination be made regarding environmental review of the proposed project.**

Kathleen Kennedy, Project Planner, gave the Staff presentation. Derrick Bailey, Principal Traffic Engineer was available to answer questions.

Brian Cearnal, Architect, Cearnal Collective, gave the Applicant presentation, and was joined by Courtney Jane Miller, Landscape Architect, CJM:LA; Ken Marshall, Agent, Dudek; Douglas Fell, Land Use Attorney, Fell Marking; and Aaron Locke, Woodridge Capital Partners, LLC.

Public comment opened at 4:03 p.m., and the following individuals spoke:

1. Aaron Goldschmidt
2. Anna Marie Gott
3. Roxana Bonderson. David England ceded time to Ms. Bonderson.

Written correspondence from Hillary Hauser was acknowledged.

Public comment closed at 4:15 p.m.

Commissioner comments:

All Commissioners found the proposed hotel use to be acceptable, with one Commissioner requesting that housing units also be added. All Commissioners found the roundabout and wetland buffer to be supportable. The Commission generally found that it is too early to determine if a Lot Area Modification and Parking Modification are supportable, but were not in support of the valet service option due to potential to increase room costs overall. All Commissioners supported a Visitor Information Program and found that additional onsite Recreational Uses to be unnecessary given the location of the project.

Commissioner Lodge:

- Supports the land use but is still concerned with adding more hotel rooms in Santa Barbara.
- Likes the Historic Landmarks Commission's suggestion of including a Monterey Cypress tree, despite it not being in Planning Commission purview.

Commissioner Jordan:

- Santa Barbara is underserved by extended stay options, which is evidenced by natural disasters. May help ease the pressure on short-term vacation rentals in single-family neighborhoods.
- Units with kitchens provide options to lower-income guests and families.
- Suggests employer-sponsored housing for units above maximum allowed density.
- Suggests an on-site bike rental program, designated loading space for extended stay units, designated space for Uber and Lyft usage, and a proactive role in getting electric shuttle service to the property with perhaps a monetary consideration to the shuttle, with a Garden Street stop, and/or a designated stop in the motor court.
- Consider preventing employee parking from adding to the parking problem.
- Would like to see how the structure would impact public views from Highway 101.
- Encourages upfront soil testing at the site.

Commissioner Campanella:

- Agrees with Commissioner Jordan about families needing extended stay units and the suggestion to provide employee housing on the site.
- Would like to see the project also include housing units, with an increase in number justified if affordable. This is a large site and should provide housing for workers.

Commissioner Thompson:

- Doesn't think that mixing low cost housing and hotel units is appropriate unless they can be separated.
- Likes the design.

Commissioner Schwartz:

- Advocates for more housing but does not object to this direction. An onsite manager's residence would be helpful because extended stay units are more like apartments.
- Concerned about the ability to provide moderate rates with lots of amenities.
- Wants to see consistent, fair application of Parking Modifications; if Parking Modifications are not supported for short term rentals they should not be supported here.
- We don't define "extended stay," how do they fit within our zoning code?

Chair Wiscomb:

- Supportive of extended stay, lower-cost visitor use. Sees potential conflicts between hotel and housing uses, if combined.
- Likes the site plan and landscape plan.
- Supports the moderate-cost hotel concept; amenities are good as long they don't increase the cost of the rooms.
- Would like more details in the parking demand study.

V. ADMINISTRATIVE AGENDA**ACTUAL TIME: 5:06 P.M.**

A. Committee and Liaison Reports:

1. Staff Hearing Officer Liaison Report

No report.

2. Other Committee and Liaison Reports

- a. Commissioner Schwartz reported on the ongoing meetings of the Residential Multi-Unit Objective Design Standards Working Group.
- b. Commissioner Lodge reported on the August 7, 2019 meeting of the Historic Landmarks Commission.
- c. Commissioner Wiscomb reported on the August 5, 2019 meeting of the Harbor Commission Commercial Fishing Subcommittee, the August 8, 2019 meeting of the Downtown Parking Committee, and the August 9, 2019 Coastal Commission certification of the Local Coastal Land Use Plan.

VI. ADJOURNMENT

Chair Wiscomb adjourned the meeting at 5:13 p.m.

Submitted by,

Heidi Reidel, Commission Secretary

DRAFT