



City of Santa Barbara
PLANNING COMMISSION
AGENDA
APRIL 16, 2020

1:00 P.M.

This Meeting Will Be Conducted Electronically
As Described Below

COMMISSION MEMBERS:

Deborah L. Schwartz, Chair
Lesley Wiscomb, Vice Chair
Roxana Bonderson
Gabriel Escobedo
Jay D. Higgins
Sheila Lodge
Barrett Reed

STAFF:

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

NOTICES

A. TUESDAY, APRIL 14, 2020

8:00 A.M.

SITE VISIT

1 CLYDE ADAMS ROAD

Contact: Andrew Bremond, Project Planner
ABermond@SantaBarbaraCA.gov
(805) 692-6032

The Planning Commission will visit the project site scheduled for review at the Thursday meeting. No public testimony will be taken, but the public is invited to attend. Contact the Case Planner for additional information.
Please note: appropriate social distancing will be enforced at the site visit.

B. CANCELLED: THURSDAY, APRIL 16, 2019 LUNCH MEETING

IN ORDER TO PROMOTE SOCIAL DISTANCING AND PRIORITIZE THE PUBLIC'S HEALTH AND WELL-BEING, THE GOVERNOR OF THE STATE OF CALIFORNIA ISSUED EXECUTIVE ORDER N-29-20, WHICH ALLOWS LOCAL LEGISLATIVE BODIES TO HOLD MEETINGS VIA TELECONFERENCES WHILE STILL MEETING THE STATE'S OPEN AND TRANSPARENT MEETING REQUIREMENTS. COMMISSIONERS MAY PARTICIPATE ELECTRONICALLY. AS A PUBLIC HEALTH AND SAFETY PRECAUTION, COUNCIL CHAMBERS WILL NOT BE OPEN TO THE GENERAL PUBLIC. THE CITY OF SANTA BARBARA STRONGLY ENCOURAGES AND WELCOMES PUBLIC PARTICIPATION DURING THIS TIME. PUBLIC PARTICIPATION IS AVAILABLE THROUGH THE FOLLOWING OPTIONS:

TELEVISION COVERAGE: This meeting will be broadcast live on City TV-Channel 18 and online at SantaBarbaraCA.gov/CityTV. See SantaBarbaraCA.gov/CityTVProgramGuide for a rebroadcast schedule. An archived video of this meeting will be available at SantaBarbaraCA.gov/PCVideos,

ELECTRONIC PARTICIPATION: Join the meeting electronically at:

<https://attendee.gotowebinar.com/register/6161181982079422221>

You will be connected to audio using your computer's microphone and speakers (VoIP). A headset is recommended. You can also select the option to use your telephone, but you must use the Go To Webinar software to interact with the meeting. Select "Use Telephone" after joining the webinar and call in using the numbers below:

+1 (415) 655-0060

PIN: 207-689-494

Webinar ID: 435-459-931

Oral comments during a meeting may be made by electronic participation only.

WRITTEN PUBLIC COMMENT: Public comments may also be submitted via email to PCSecretary@SantaBarbaraCA.gov prior to the beginning of the Meeting. All public comments submitted via email will be provided to the Commission and will become part of the public record. You may also submit written correspondence via US Postal Service (USPS); addressed to PC Secretary, PO Box 1990, Santa Barbara, CA 93102-1990. However, please be advised, correspondence sent via USPS may not be received in time to process prior to the meeting and email submissions are highly encouraged.

PUBLIC COMMENT: Public comment on matters not listed on the agenda will occur at the beginning of the meeting. Members of the public wishing to speak must "raise their hand" in the GoToWebinar platform by selecting the virtual hand icon, which is generally located on most devices in the upper right hand corner of the screen. When persons are called on to speak, their microphone will be activated and they will be notified to begin speaking. Each speaker will be given a total of 3 minutes to address the Commission. Pooling of time is not allowed during general public comment. The time allotted for general public comment at the beginning of the meeting is 30 minutes. The Commission, upon majority vote, may decline to hear a speaker on the grounds that the subject matter is beyond the Commission's subject matter jurisdiction.

PUBLIC COMMENT ON AGENDIZED ITEMS: Members of the public wishing to speak on a matter on the agenda must "raise their hand" in the GoToWebinar platform by selecting the virtual hand icon during the presentation of that item. The "raise hand" icon is generally located on most devices in the upper right hand corner of the screen. When persons are called on to speak, their microphone will be activated and they will be notified to begin speaking. Each speaker will be given a total of 3 minutes to address the Commission. Pooling of time is not permitted during meetings conducted electronically.

AGENDAS, MINUTES, REPORTS, & PUBLIC RECORD WRITINGS: Documents relating to agenda items are available for review online at SantaBarbaraCA.gov/PC. You may contact City Planning staff at (805) 564-5578 for general questions about the status of a case.

PUBLIC HEARING PROCEDURE: The following review steps explain the sequence that all projects must undergo during a public hearing: 1. Introduction by the Chair; 2. Staff Comments (optional); 3. Applicant Presentation; 4. Public Comment (if any); 5. Questions from the Board/Commission; 6. Comments from the Board/Commission; 7. Board/Commission Discussion; and 8. Board/Commission Action.

APPEALS: Decisions of the PC may be appealed to the City Council. In order to promote social distancing and protect the health and wellbeing of the public, the City Clerk will no longer be accepting appeals over the counter at City Hall. For further information and guidelines on how to appeal a decision to City Council, please contact the City Clerk's office at clerk@santabarbaraca.gov as soon as possible. **Appeals and associated fee must be submitted in writing via email to clerk@santabarbaraca.gov and by first class mail postage prepaid within 10 calendar days of the meeting at which the Board took action or rendered its decision. Appeals and associated fee post marked after the 10th calendar day will not be accepted.**

NOTICE: On Thursday, April 9, 2020 this Agenda was posted on the outdoor bulletin board at City Hall, 735 Anacapa Street, and online at SantaBarbaraCA.gov/PC.

NOTICE OF LINKED DIGITAL PLANS

Hyperlinks to project plans are provided in the agenda. If the project plan is available, you will see the address in the agenda displayed as a blue underlined text. To view the project plans, simply click on the blue underlined address.

I. ROLL CALL

II. PRELIMINARY MATTERS

- A. Requests for continuances, withdrawals, postponements, or addition of ex-agenda items.
- B. Announcements and appeals.
- C. Review, consideration, and action on the following draft Planning Commission minutes and resolutions:
 - 1. April 6, 2020 Planning Commission Special Meeting Minutes
- D. Comments from members of the public pertaining to items not on this agenda. Due to time constraints, each person is limited to two minutes.

III. NEW ITEMS

- A. APPLICATION OF PATSY PRICE, BROWNSTEIN HYATT FARBER SCHRECK, AGENT FOR GOLETA WEST SANITARY DISTRICT, [1 CLYDE ADAMS ROAD](#), APN 073-450-003; A-F/CZ (AVIATION FACILITIES/COASTAL OVERLAY) ZONES, GENERAL PLAN DESIGNATION: GOLETA SLOUGH NATURAL RESERVE (PLN2020-00013)

The project consists of reconstruction of a decommissioned pump structure and expansion of a vehicle garage at the Goleta West Sanitary District (GWSD) facility on Santa Barbara Airport property adjacent to the University of California, Santa Barbara (UCSB). The pump structure would be converted to an operations building including a 396-square-foot (sq. ft.) surface addition and a 2,784-sq. ft. subsurface demolition (fill). The vehicle garage would be expanded by 900 sq. ft. to accommodate storage of vector trucks. The project site is in the Aviation Facilities Zone (A-F) and the Appealable Jurisdiction of the California Coastal Zone (CZ).

The discretionary application required for this project is a Coastal Development Permit (CDP2020-00004) to allow the proposed development in the Appealable Jurisdiction of the City's Coastal Zone (SBMC §28.44.060).

Contact: Andrew Bremond, Project Planner
Email: ABermond@SantaBarbaraCA.gov

Phone: (805) 692-6032

B. ZONING ORDINANCE TEXT AMENDMENT PERTAINING TO THE DEFINITION OF HOTELS AND SIMILAR USES

The purpose of this hearing is for the Planning Commission to hold a public hearing to review and consider a proposed amendment to the Zoning Ordinance (Title 30) to amend the definition of "Hotels and Similar Uses" to include short-term rentals for clarification purposes.

Contact: Greg Lusitana, Assistant City Attorney
Email: GLusitana@SantaBarbaraCA.gov

Phone: (805) 564-5327

Contact: Tava Ostrenger, Assistant City Attorney
Email: TOstrenger@SantaBarbaraCA.gov

Phone: (805) 564-5405

IV. DISCUSSION ITEM

STAFF PRESENTATION ON THE 2020 CENSUS

Staff Presentation on the 2020 Census.

Contact: Jessica Metzger, Project Planner
Email: JMetzger@SantaBarbaraCA.gov

Phone: (805) 564-5470, ext. 4582

V. ADMINISTRATIVE AGENDA

A. Committee and Liaison Reports.

1. Staff Hearing Officer Liaison Report
2. Other Committee and Liaison Reports

B. Revisions to Advisory Board Liaison Appointments

VI. ADJOURNMENT