



City of Santa Barbara
PLANNING COMMISSION
REVISED AGENDA
JULY 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, JULY 14, 2020

8:00 A.M.

SITE VISIT

410 STATE ST.

Contact: Kelly Brodison, Associate Planner
KBrodison@SantaBarbaraCA.gov
(805) 564-5470, ext. 4531

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, JULY 16, 2020 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, THE CITY 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 meeting electronically at:

<https://attendee.gotowebinar.com/register/1305491245672226576>

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 GoToWebinar software to interact with the meeting. Select "Use Telephone" after joining the webinar and call in using the numbers below:

1 (415) 655-0052

PIN: 594-677-886

Webinar ID: 773-397-835

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 2 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 2 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.

AMERICANS WITH DISABILITIES ACT: If you need services or staff assistance to attend or participate in this meeting, contact the City Administrator's Office at (805) 564 5305. If possible, notification at least 48 hours prior to the meeting will usually enable the City to make reasonable arrangements. Specialized services, such as sign language interpretation or documents in Braille, may require additional lead-time to arrange.

APPEALS: Decisions of the Planning Commission 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@SantaBarbaraCS.gov and by first class mail postage prepaid within 10 calendar days of the meeting at which the Commission took action or rendered its decision. Appeals and associated fee post marked after the 10th calendar day will not be accepted.**

NOTICE: On Thursday, July 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. July 2, 2020 Planning Commission Minutes
 - 2. Planning Commission Resolution No. 004-20
102 Santa Rosa Place
 - 3. Reconsideration of June 4, 2020 Planning Commission Minutes adopted on June 18, 2020
- 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. CONTINUED ITEM

A. USE DETERMINATION – HRC-II ZONE (PER SBMC §28.22.030.B.2.F)

The Planning Commission is being asked to determine if a yacht and helicopter/plane charter business, including sales, tour services, and a visitor center experience, is an appropriate visitor-serving or commercial recreational use in the HRC-2 (Hotel and

Related Commerce) Zone, in accordance with Santa Barbara Municipal Code, Section 28.22.030.B.2.f.

Contact: Allison DeBusk, Senior Planner
Email: ADebusk@SantaBarbaraCA.gov

Phone: (805) 564-5509

IV. **NEW ITEMS**

A. **COMMUNITY WILDFIRE PROTECTION PLAN SCOPING HEARING**

The City of Santa Barbara Fire Department is proposing to implement a comprehensive, coordinated Community Wildfire Protection Plan (CWPP) to protect lives, property, and natural resources threatened by wildland fire. The proposed CWPP updates the City's 2004 Wildland Fire Plan consistent with the federal 2003 Healthy Forests Restoration Act and accounts for changes in the City of Santa Barbara's fire environment and work completed under the 2004 Plan. CWPP is a strategic plan that outlines a series of policies and action items which are intended to guide implementation of the CWPP and focuses on codes and standards, funding, fire rehabilitation, evacuation, fire protection, vegetation/fuels management, and public education. The proposed CWPP is subject to review under the California Environmental Quality Act (CEQA). New policies and actions proposed in the CWPP could result in impacts to the environment, to be analyzed in a Programmatic Environmental Impact Report (PEIR) pursuant to CEQA Guidelines §15083. The Draft CWPP and Initial Study describing potentially significant impacts are available online at CWPP.SantaBarbaraCA.gov. **The public comment period on the Initial Study for the PEIR is from July 3 to August 3, 2020.**

The purpose of this public scoping hearing is to receive comment from agencies, the public, and Planning Commissioners on the scope of analysis for the PEIR to be prepared for the CWPP. No action will be taken at this scoping hearing on the environmental review or on the Draft CWPP.

Contact: Amber Anderson, Fire Inspector II
Email: AAnderson@SantaBarbaraCA.gov

Phone: (805) 564-5720

B. **APPLICATION OF BRIAN CEARNAL, THE CEARNAL COLLECTIVE, AGENT FOR SERIES A, SERIES B AND SERIES C OF OLD TOWN PROPERTIES, LLC, OWNERS OF 410 STATE, 27 E. GUTIERREZ, AND 409 ANACAPA STREETS, APNS: 037-212-022, -030, AND -35; ZONE: M-C MANUFACTURING COMMERCIAL; LAND USE DESIGNATION: COMMERCIAL/HIGH DENSITY RESIDENTIAL (28-36 UNITS/ACRE)/ PRIORITY HOUSING OVERLAY (37-63 UNITS/ACRE); PLN2020-00220**

The project consists of a proposal to merge three parcels located at 410 State Street (vacant commercial building), 27 E. Gutierrez Street (75-space parking lot) and 409 Anacapa Street (commercial building occupied by Reid's Appliances), to create a 59,010-square-foot lot. The proposed development involves construction of a four-story building containing 84 residential rental units (36 studios, 24 one-bedrooms, 12 junior one-bedrooms, and 12 two-bedrooms) averaging 627 square feet per unit, on the existing parking lot located at 27 E. Gutierrez Street, and maintenance of the existing commercial

buildings at 410 State and 409 Anacapa Streets. The new building would be approximately 65,885 square feet with a ground floor parking garage, residential lobby, trash enclosure, transformer, and bicycle parking. The proposal includes 83 parking spaces in a combination of surface parking spaces and parking lifts. The Planning Commission will consider findings to allow the project to exceed 45 feet in height per Santa Barbara Municipal Code (SBMC) §30.140.100.B, and will conceptually review the project in accordance with SBMC §30.150.060.

Contact: Kelly Brodison, Associate Planner
Email: KBrodison@SantaBarbaraCA.gov

Phone: (805) 564-5470, ext. 4531

V. ADMINISTRATIVE AGENDA

A. Committee and Liaison Reports.

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

VI. ADJOURNMENT