



City of Santa Barbara
PLANNING COMMISSION
REVISED AGENDA
AUGUST 13, 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, AUGUST 11, 2020

SITE VISITS

8:00 A.M.

1553 SHORELINE DR*

Contact: Robert Dostalek, Associate Planner
RDostalek@SantaBarbaraCA.gov
(805) 564-5470, ext. 4552

739 STATE STREET, PASEO NUEVO MALL

Meeting location: Top of stairs off Chapala Street

Contact: Kathleen Kennedy, Project Planner
KKennedy@SantaBarbaraCA.gov
(805) 564-5470, ext. 4560

The Planning Commission will visit the project sites 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.

**Denotes story poles will be up during the site visit.*

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/6830675714329665548>

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 (631) 992-3221

PIN: 561-864-236

Webinar ID: 392-678-539

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 general sequence that all projects must undergo during a public hearing: 1. Introduction by the Chair; 2. Staff Presentation; 3. Applicant Presentation; 4. Public Comment; 5. Questions from the Commission; 6. Comments from the Commission; 7. Commission Discussion; and 8. Commission Action. Note that presentation times may be extended by the Chair, as appropriate.

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@SantaBarbaraCA.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, August 6, 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 23, 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 TRISH ALLEN, SUZANNE ELLEDGE PLANNING AND PERMITTING SERVICES, AGENT FOR RONDAL DEAN BROOME, OWNER OF [1553 SHORELINE DRIVE](#), APN: [045-173-043](#), ZONE: [E-3/S-D-3 \(ONE-FAMILY RESIDENCE/COASTAL OVERLAY ZONE\)](#); LAND USE DESIGNATION: [RESIDENTIAL \(MAX. 5 DU/AC\)](#); ([PLN2019-00326](#))

Proposal to construct a new approximately 2,440-square-foot, two-story residence with an attached approximately 593-square-foot two-car garage, a 21-square-foot attached storage area, and a 31-square-foot attached mechanical room. The project also includes a new patio, pool, spa, and approximately 110 linear feet of fence on a 23,333-square-

foot vacant lot on the coastal bluff. Grading for the project would involve approximately 340 cubic yards of cut and 35 cubic yards of fill. The discretionary application required for the project is a Coastal Development Permit (CDP2020-00003) to allow the proposed development in the Appealable Jurisdiction of the City's Coastal Zone (SBMC §28.44.060 and SBMC §28.44.110.A).

Contact: Robert Dostalek, Associate Planner
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B. APPLICATION OF PASEO NUEVO OWNER, LLC, AGENT FOR CITY OF SANTA BARBARA, OWNER OF 739 STATE STREET, PASEO NUEVO MALL, APN: 037-400-002, ZONE: C-G, COMMERCIAL GENERAL; LAND USE DESIGNATION: COMMERCIAL/ HIGH AND MEDIUM HIGH DENSITY RESIDENTIAL; (PLN2020-00202)

The proposal consists of a Development Agreement (Agreement) between the City of Santa Barbara ("City", owner and ground lessor of the property) and Paseo Nuevo Owner LLC ("PNO" and ground lessee of the property). PNO is committing to complete an investment of at least twenty million dollars (\$20,000,000) in renovation work in the Paseo Nuevo Mall. The Agreement provides certain assurances to PNO regarding the renovation work. The Agreement enhances the operation and maintenance requirements of the mall and shifts certain financial obligations contained in the existing lease from the City to PNO. At the end of the 45-year term of the Agreement, provided that PNO has performed all obligations under the Agreement, there has not been a material uncured default under the Agreement or the lease, and PNO timely provides notice of exercise, upon expiration of the ground lease, PNO will be entitled to a one-time executory right to extend the term of the ground lease for 28-years. Proposal requires a Recommendation from the Planning Commission to City Council to adopt the Development Agreement.

Contact: Kathleen Kennedy, Project Planner
Email: KKennedy@SantaBarbaraCa.gov

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IV. ADMINISTRATIVE AGENDA

- A. Consideration of options related to acceptance of public correspondence.
- B. Committee and Liaison Reports.
 - 1. Staff Hearing Officer Liaison Report
 - 2. Other Committee and Liaison Reports

V. ADJOURNMENT