



City of Santa Barbara

PLANNING COMMISSION

MINUTES

APRIL 16, 2020

1:00 P.M.

This Meeting was Conducted Electronically
SantaBarbaraCA.gov

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

CALL TO ORDER

Chair Schwartz called the meeting to order at 1:07 p.m.

I. ROLL CALL

Chair Deborah L. Schwartz, Vice Chair Lesley Wiscomb, Commissioners Roxana Bonderson, Gabriel Escobedo, Jay D. Higgins (until 4:53 p.m.), Sheila Lodge, and Barrett Reed

STAFF PRESENT

Tava Ostrenger, Assistant City Attorney
Renee Brooke, City Planner
Allison DeBusk, Senior Planner
Ellen Kokinda, Planning Analyst
Timmy Bolton, Associate Planner
Jessica Metzger, Project Planner
Andrew Bermond, Project Planner
Greta Walters, Executive Assistant
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 April 6, 2020 Special Meeting Minutes

MOTION: Wiscomb / Lodge

Approve the minutes as presented.

The motion carried by the following vote:

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

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

Public comment opened at 1:11 p.m., and as no one wished to speak, it closed.

III. NEW ITEMS

- A. **ACTUAL TIME: 1:11 P.M.**

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).

Andrew Bermond, Project Planner, gave the Staff presentation. Mark Nation, Goleta West Sanitary District, and Patsy Price, Brownstein Hyatt Farber Schreck, were available to answer questions.

Public comment opened at 1:23 p.m., and as no one wished to speak, it closed.

MOTION: Wiscomb / Higgins**Assigned Resolution No. 002-20**

Approve the project, making the findings for the Coastal Development Permit as outlined in the Staff Report dated April 9, 2020, subject to the Conditions of Approval as outlined in the Staff Report.

The motion carried by the following vote:

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

The ten calendar day appeal period was announced.

*** THE COMMISSION RECESSED FROM 1:54 TO 2:01 P.M. ***

B. ACTUAL TIME: 2:01 P.M.**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.

Tava Ostrenger, Assistant City Attorney, gave the Staff presentation. Renee Brooke, City Planner, was available to answer questions.

Public comment opened at 2:16 p.m.

Written correspondence from Allied Neighborhood Associations and Steve Fort was acknowledged.

Public comment closed at 2:17 p.m.

MOTION: Wiscomb / Reed

Forward the attached Draft Ordinance amending Santa Barbara Municipal Code (SBMC) section 30.295.040.P to specifically add "short-term rentals or similar uses of single or multi-unit residential dwellings" to the definition of "Hotels and Similar Uses," to City Council with a recommendation for adoption, with the following revisions:

1. Strike Clause I from Section 1.
2. Recommend that City Council direct staff to draft an ordinance for short-term vacation rentals.

The motion was substituted as follows:

MOTION: Wiscomb/Reed

Forward the attached Draft Ordinance amending Santa Barbara Municipal Code (SBMC) section 30.295.040.P to specifically add “short-term rentals or similar uses of single or multi-unit residential dwellings” to the definition of “Hotels and Similar Uses,” to City Council with a recommendation for adoption, with the following revisions:

1. Strike Clause I from Section 1.
2. Planning Commission should take a straw poll on recommending to City Council to direct staff to draft an ordinance for short-term vacation rentals.

This motion carried by the following vote:

Ayes: 4 Noes: 3 (Schwartz, Bonderson, and Higgins) Abstain: 0 Absent: 0

Commissioner Higgins did not support the motion because he does not feel that a short-term vacation rental ordinance is anywhere near a reality.

Commissioner Bonderson did not support the motion because she does not feel that the language can be discussed or drafted comprehensively without looking at the entire ordinance.

Chair Schwartz did not support the motion because she does not agree with changing ordinance language in response to litigation and that the rationale of the text amendment does not rise to the level of responsible policy making and good governance.

Straw poll: How many Commissioners can support recommending to City Council to direct staff to draft an ordinance for short-term vacation rentals?

Ayes: 6 Noes: 1 (Lodge) Passed

*** THE COMMISSION RECESSED FROM 4:53 TO 5:01 P.M. ***

IV. DISCUSSION ITEM

ACTUAL TIME: 5:01 P.M.

STAFF PRESENTATION ON THE 2020 CENSUS

Staff Presentation on the 2020 Census.

Jessica Metzger, Project Planner, gave the Staff presentation.

Discussion held.

V. ADMINISTRATIVE AGENDA

ACTUAL TIME: 5:27 P.M.

A. Committee and Liaison Reports:

1. Staff Hearing Officer Liaison Report

Chair Schwartz reported on the Staff Hearing Officer meetings of March 11 and April 8, 2020.

2. Other Committee and Liaison Reports

- a. Commissioner Wiscomb reported on the April 16, 2020 meeting of the Water Commission.
- b. Commissioner Lodge reported on the April 15, 2020 meeting of the Historic Landmarks Commission.
- c. Chair Schwartz reported on the status of the Olive Mill Roundabout project.

B. Revisions to Advisory Board Liaison Appointments

Revisions made.

VI. ADJOURNMENT

Chair Schwartz adjourned the meeting at 6:02 p.m.

Submitted by,

Heidi Reidel, Commission Secretary