



# City of Santa Barbara

## PLANNING COMMISSION

### MINUTES

JULY 16, 2020

1:00 P.M.

This Meeting was Conducted Electronically  
[SantaBarbaraCA.gov](http://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

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### CALL TO ORDER

Chair Schwartz called the meeting to order at 1:03 p.m.

#### I. ROLL CALL

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

#### STAFF PRESENT

Greg Lusitana, Assistant City Attorney  
Allison DeBusk, Senior Planner  
Ellen Kokinda, Planning Analyst  
Timmy Bolton, Associate Planner  
Eric Nickel, Fire Chief  
Amber Anderson, Wildland Fire Specialist  
Joe Poire, Fire Marshal  
Jessica Grant, Supervising Transportation Planner  
Rosie Dyste, Project Planner  
Kelly Brodison, Associate Planner  
Tony Ruggieri, City TV Production Supervisor  
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. July 2, 2020 Planning Commission Minutes

**MOTION: Lodge / Wiscomb**

Approve the minutes as presented.

The motion carried by the following vote:

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

2. Planning Commission Resolution No. 004-20  
102 Santa Rosa Place**MOTION: Lodge / Wiscomb**

Approve the resolution as presented.

The motion carried by the following vote:

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

## 3. Reconsideration of June 4, 2020 Planning Commission Minutes adopted on June 18, 2020

Commissioner Comments: Commissioner Bonderson stated that she identified a comment listed under her individual comment section that was inaccurately recorded and conflicted with her earlier vote in the minutes.

**Original comments read as follows:**

Commissioner Bonderson:

- Supports increasing the maximum building height from 45 feet to 48 feet and the discretionary limitation up to 60 feet. Would like staff to give attention to why and how the 48 feet would be used. Keep in mind that additional height may be used to make residences more luxurious which goes against the intended purpose of the program.
- Supports keeping the in-lieu fee policy and allowing unbundled parking. Does not feel comfortable speaking on the topic of in-lieu parking fees until provided with further information.
- Requests to include supporting figures wherever possible to graphically illustrate the material.
- Recommends that the open yard exemption be extended to both sides of Santa Barbara and De la Vina Streets.

**Corrected comments read as follows:**

Commissioner Bonderson:

- Supports increasing the maximum building height from 45 feet to 48 feet and the discretionary limitation up to 60 feet. Would like staff to give attention to why and how the 48 feet would be used. Keep in mind that additional height may be used to make residences more luxurious which goes against the intended purpose of the program.
- Supports keeping the in-lieu fee policy and allowing unbundled parking. Does not feel comfortable speaking on the topic of in-lieu parking fees until provided with further information.
- Requests to include supporting figures wherever possible to graphically illustrate the material.

**MOTION: Wiscomb / Lodge**

Approve the minutes as amended.

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 1:09 p.m., and as no one wished to speak, it closed.

**III. CONTINUED ITEM CONTINUED FROM JULY 9, 2020**

**ACTUAL TIME: 1:10 P.M.**

**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.

**RECUSALS:** To avoid any actual or perceived conflict of interest, Commissioner Reed recused himself from hearing this item due to a financial interest.

Allison DeBusk, Senior Planner, gave the Staff presentation.

Kenneth Marshall, Principal, Dudek, gave the Applicant presentation.

Public comment opened at 1:21 p.m., and the following individual spoke:

1. Jack Maxwell

Public comment closed at 1:25 p.m.

**MOTION: Higgins / Escobedo**

The Planning Commission determines that the use 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., based on the July 13, 2020 applicant letter, and the floor plan provided which appears to delineate the non-marine uses as accessory as they are less than 50%.

The motion carried by the following vote:

Ayes: 4 Noes: 2 (Lodge and Bonderson) Abstain: 0 Absent: 1 (Reed)

**\* THE COMMISSION RECESSED FROM 2:01 TO 2:11 P.M. \***

**IV. NEW ITEM****A. ACTUAL TIME: 2:11 P.M.****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](http://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.**

Amber Anderson, Wildland Fire Specialist, gave the Staff presentation, joined by consultants Jessica Kinnahan, Dudek, and Scott Eckardt, Dudek. Eric Nickel, Fire Chief and Joe Poire, Fire Marshal, were available to answer questions. , .

Public comment opened at 2:33 p.m., and the following individuals spoke:

1. Bob Hart

Written correspondence from Santa Barbara Association of Realtors, Santa Barbara Audubon Society, and Stephen Pearson was acknowledged.

Public comment closed at 2:37 p.m.

Commissioner comments:

Commissioner Lodge:

- The applicant has done an excellent job on scoping for the Environmental Impact Report.
- Other issues that have been raised could be addressed in another way or outside of the EIR document.

Commissioner Wiscomb:

- Excited about the project, it has been a long time coming.
- Would like to see concerns about housing and population addressed.
- Would like to see economic impacts addressed, as this Plan will impact property owners financially.
- The community should give more weight to air quality impacts and storm water runoff.
- Suggests labeling existing and proposed high fire hazard areas with letters, which will help facilitate the discussion on ADUs.

Commissioner Escobedo:

- Thanks staff for the report.
- Would like to see housing and population incorporated into the scope.
- Would like to see an economic analysis included in the CWPP.
- Supports Vice Chair Wiscomb's suggestion about labeling existing and proposed high fire hazard areas with letters.
- Would like to see a stricter definition of what it means to be in the very high fire hazard severity zone versus the high fire hazard severity zone when the CWPP comes back. Define the differences and what that terminology may mean for insurance rates.

Commissioner Reed:

- Supports the inclusion of population and housing in the scope of the EIR.
- The analysis of air quality goes beyond what is stated in the staff report, and would call its inclusion into question.
- It would be great to include economic impacts in the scope of analysis.

Commissioner Higgins:

- Agrees that the housing component should be included.
- The longer this process takes, the more at-risk we are.
- Keep the California Environmental Quality Act document focused, but staff should provide the additionally requested analysis.
- If insurance premiums rise or change, it should be disclosed to the community.
- The program should include information about engaging utility companies in the discussion about undergrounding power lines.
- Would like economics included in the document as an appendix.

Commissioner Bonderson:

- The scoping of the EIR has been done very well.
- Pleased by the cooperation and coordination with the adjacent jurisdictions.
- Agrees with previous comments about including the housing component and economic analysis.
- Strongly supports the labeling efforts put forth by Vice Chair Wiscomb.

Chair Schwartz:

- Looks forward to staff reaching out to other jurisdictions about best practices.
- Housing, population, and economic impacts should be included in decision making, regardless of what other jurisdictions decide to do, as this is not a “one size fits all” solution.
- Concerned with grouping all high fire areas together because the coastal area is very different than the Foothill area.
- Concerned about jurisdictions overreaching or overmapping parts of communities that have never been wildfire hazards, which could restrict future development, and could be a concern relative to requirements from the Department of Housing and Community Development.
- Encourages the plan to come forward and looks forward to its return.

**\* THE COMMISSION RECESSED FROM 4:04 TO 4:15 P.M. \***

**B. ACTUAL TIME: 4:16 P.M.**

**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.

**RECUSALS:** To avoid any actual or perceived conflict of interest, Commissioner Reed recused himself from hearing this item due to a financial interest.

Kelly Brodison, Associate Planner, gave the Staff presentation.

Brian Cearnal, The Cearnal Collective, gave the Applicant presentation.

Public comment opened at 4:50 p.m., and the following individuals spoke:

1. John Campanella
2. Richard Closson
3. Robin Donaldson
4. Pat Saley

Written correspondence from Fred Sweeney, Gene and Gail Zannon, John Campanella, Patricia Saley, Richard Closson, and Robin Donaldson was acknowledged.

Public comment closed at 5:01 p.m.

**MOTION: Wiscomb / Escobedo**

The Planning Commission supports the proposed design and improvement of the project and finds that the project is consistent with the General Plan.

The motion carried by the following vote:

Ayes: 5 Noes: 1 (Lodge) Abstain: 0 Absent: 1 (Reed)

**MOTION: Wiscomb / Escobedo**

**Assigned Resolution No. 005-20**

The Planning Commission makes the findings in Section X of the Staff Report and grants an exception to the 45-foot height limit in the M-C Zone to allow a 52-foot tall building for Community Benefit Housing.

The motion carried by the following vote:

Ayes: 4 Noes: 2 (Lodge and Higgins) Abstain: 0 Absent: 1 (Reed)

**V. ADMINISTRATIVE AGENDA**

**ACTUAL TIME: 6:21 P.M.**

**A. Committee and Liaison Reports:**

1. Staff Hearing Officer Liaison Report

Commissioner Higgins reported that the Staff Hearing Officer meetings of July 15 and July 29, 2020 are cancelled.

2. Other Committee and Liaison Reports

- a. Chair Schwartz announced the July 20, 2020 preparatory meeting and August 20, 2020 joint meeting with the Montecito Planning Commission about the Olive Mill/ Coast Village Road Roundabout project, and announced the July 23, 2020 special meeting of the Planning Commission.

**VI. ADJOURNMENT**

Chair Schwartz adjourned the meeting at 6:25 p.m.

Submitted by,

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Heidi Reidel, Commission Secretary

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