



**City of Santa Barbara**  
**PLANNING COMMISSION**  
**SPECIAL MEETING MINUTES**  
**AUGUST 27, 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 1:06 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**

Tava Ostrenger, Assistant City Attorney  
John Doimas, Assistant City Attorney  
Sarah Knecht, Assistant City Attorney  
Allison DeBusk, Senior Planner  
Kathleen Kennedy, Project Planner  
Ellen Kokinda, Planning Analyst  
Timmy Bolton, Associate Planner  
Tony Ruggieri, City TV Production Supervisor  
Krystal Vaughn, Acting Administrative Supervisor  
Heidi Reidel, Commission Secretary

**II. PRELIMINARY MATTERS**

A. 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: FROM AUGUST 13, 2020****ACTUAL TIME: 1:10 P.M.**

**RECUSALS:** To avoid any actual or perceived conflict of interest, Commissioner Reed recused himself from hearing this item due to a financial interest at 801 State Street.

**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.

Kathleen Kennedy, Project Planner; Sarah Knecht, Assistant City Attorney; Allan Kotin, Real Estate Economist, Allan D. Kotin & Associates; Dennis Roy, Partner, Abram Roy LLP, Outside Legal Counsel; Steve Plenge, Managing Principal, Pacific Retail Capital Partners; Oscar Parra, CFO, Pacific Retail Capital Partners; Jonathan Rood, Senior Vice President, Pacific Retail Capital Partners; and Scott Shuman, Partner, Arnall Golden Gregory LLP were available to answer questions.

**\* THE COMMISSION RECESSED FROM 3:07 TO 3:20 P.M. \***

Public comment opened at 4:58 p.m., and the following individuals spoke:

1. Micah T.
2. Richard A Berti
3. Jamie Rodriguez
4. Ginger Beady

Public comment closed at 5:07 p.m.

**MOTION: Wiscomb / Higgins**

Continue the deliberation to the September 17, 2020 meeting.

The motion carried by the following vote:

Ayes: 6 Noes: 0 Abstain: 0 Absent: 1 (Reed)

**IV. ADMINISTRATIVE AGENDA**

**ACTUAL TIME: 5:55 P.M.**

A. Committee and Liaison Reports:

1. Staff Hearing Officer Liaison Report

Commissioner Higgins reported on the Staff Hearing Officer meeting of August 12, 2020.

Ms. DeBusk reported on one appeal received.

2. Other Committee and Liaison Reports

a. Commissioner Lodge reported on the August 19, 2020 meeting of the Historic Landmarks Commission and on the Mills Act generally.

V. **ADJOURNMENT**

Chair Schwartz adjourned the meeting at 5:58 p.m.

Submitted by,

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Heidi Reidel, Commission Secretary