



City of Santa Barbara

PLANNING COMMISSION

MINUTES

SEPTEMBER 10, 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 1:00 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
Daniel Gullett, Principal Planner
Allison DeBusk, Senior Planner
Melissa Hetrick, Project Planner
Ellen Kokinda, Planning Analyst
Timmy Bolton, Associate Planner
Robert Dostalek, Associate Planner
Janet Ahern, City TV Production Specialist
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. August 20, 2020 Planning Commission Special Joint Meeting Minutes
2. Planning Commission Resolution No. 007-20
Olive Mill Roundabout

MOTION: Lodge / Wiscomb

Approve the minutes and resolution as presented.

The motion carried by the following vote:

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

3. August 27, 2020 Planning Commission Special Meeting Minutes

MOTION: Reed / Bonderson

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 1:08 p.m. and as no one wished to speak, it closed.

Written correspondence from AIA and Coastal Housing Coalition was acknowledged.

III. NEW ITEM

ACTUAL TIME: 1:09 P.M.

APPLICATION OF STEVE WELTON, SUZANNE ELLEDGE PLANNING AND PERMITTING, OWNER OF 2814 SERENA ROAD, APN: 051-212-017, ZONE: RS-7.5/USS; LAND USE DESIGNATION: LOW DENSITY RESIDENTIAL (5 DU/AC); (PLN2019-00645)

Proposal to amend the Conditional Use Permit (Resolution No. 44) for an existing commercial parking lot located on a residential lot to reduce the commercial parking from 20 to 13 spaces. The 13 parking spaces would be permanently assigned to the adjacent commercial development at 2801 De la Vina Street (APN: 051-212-016). Three lots underlie the project site, and the project includes a voluntary lot merger and a Lot Line Adjustment to place the residence and parking lot on separate parcels. Lot Area Modifications are requested for the 6,381-square-foot proposed Lot 1 (parking lot) and the 7,008-square-foot proposed Lot 2 (residential lot) because they would be less than the 7,500-net-square-foot minimum required for the zone district. Physical improvements include replacing 586 square feet of paving with landscaping, re-striping the parking lot, ADA improvements, and constructing an 8-foot tall perimeter fence between the parking lot and the residence. An Alternative Landscape Design for the parking lot is requested pursuant to Santa Barbara Municipal Code §30.175.080.E. Robert Dostalek, Associate Planner, gave the Staff presentation.

Steve Welton, SEPPS, gave the Applicant presentation, and was joined by John Beauchamp, Architect.

Public comment opened at 1:32 p.m., and as no one wished to speak, it closed.

MOTION: Wiscomb / Lodge

Assigned Resolution No. 008-20

Approve the project, making the findings for the Conditional Use Permit Amendment, Lot Line Adjustment, and Lot Area Modifications as outlined in the Staff Report dated September 3, 2020, subject to the Conditions of Approval as outlined in the Staff Report, with the following addition to the Conditions of Approval:

1. Add condition C.3 requiring appropriate parking lot signage on proposed Lot 1 that identifies the parking lot for exclusive use by the commercial building at 2801 De la Vina Street.

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 2:34 TO 2:45 P.M. ***

IV. DISCUSSION ITEM

ACTUAL TIME: 2:45 P.M.

DRAFT SEA LEVEL RISE ADAPTATION PLAN

The Draft Sea-Level Rise Adaptation Plan (Draft Adaptation Plan) identifies areas of the City that are vulnerable to sea-level rise and recommends actions to adapt over time. The Draft Adaptation Plan recommends a phased approach to planning for sea-level rise based on monitoring of changing conditions and actions to reduce vulnerabilities once defined thresholds are reached. The Draft Adaptation Plan is a first order plan meant to identify studies and potential actions the City may want to consider and the points at which decisions should be made. Following adoption of the Draft Adaptation Plan by City Council, specific near-term actions recommended in the Draft Adaptation Plan would be further scoped and developed, project specific environmental review conducted, and the normal City approval process associated with each particular action undertaken.

Staff recommends the Planning Commission receive a presentation and provide comments on the Draft Sea-Level Rise Adaptation Plan. Given the size of the plan, staff recommends that comments focus on the recommended near-term actions outlined on pages ES-23 through ES-26 of the Executive Summary.

Melissa Hetrick, Project Planner, gave the Staff presentation. Daniel Gullett, Principal Planner was available to answer questions.

Public comment opened at 3:36 p.m., and as no one wished to speak, it closed.

Commissioner comments:

Vice Chair Wiscomb:

- Appreciates the questions from fellow Commissioners.
- Interested in having additional information on historic flooding events from the 2012 Griggs and Russell study and additional information on socioeconomic impacts added to the report. Staff noted that they were considering adding these items to the plan based on several comments on the plan received to date.
- In regard to the proposed Shoreline Monitoring Program, suggests that it be clear what the baseline is for each parameter monitored and that the majority of data to be used is data from NOAA, USGS, and other sources that is already being tracked. Thinks a good shoreline monitoring program could be a good tool to obtain public confidence in the adaptation program.
- Suggests elevating projects and strategies with co-benefits that work on multiple levels, if cost effective.
- Commends staff on their work.

Commissioner Lodge:

- In general, the work is impressive and needed for these big challenges. Before meeting, suggested some clarifications to text in the plan to staff.

Commissioner Reed:

- Agrees with Commissioner Lodge that the work is impressive and important.
- Would like to emphasize Shoreline Monitoring as a priority.
- We need to be transparent with the public. Would like to see every effort made to convey that decisions made in the near term, midterm, and long term are based on facts and monitoring to the greatest extent possible.
- Five year implementation plan should be coordinated with other coastal jurisdictions throughout the state to the greatest extent possible.
- Consider reevaluating the adaptation plan every five years rather than ten.
- Co-benefits are a great pursuit.
- Stormwater management and treatment projects in the right-of-way, as discussed during the SWMP update, could also be good sea-level rise adaptation projects with co-benefits.

Commissioner Escobedo:

- This is an exemplary plan; it is both interesting and detailed. In the end, it's all about balancing benefits and consequences.
- Staff did a good job of presenting options.
- Near term goals are solid in terms of fact gathering and getting started in an information based way.
- We need to be nimble and live up to the spirit of adaptiveness.
- Agrees that reevaluating the adaptation plan every five years is a good plan or reassessing when the state updates its projections and documents.
- Suggests staff look into the Oro Loma Sanitary District horizontal levee as a low-cost approach to sea-level rise, as well as some of the ocean regenerative farming projects that are happening.
- Favors natural options where possible.
- Favors co-benefit approaches when possible.

- Electrify everything we can with solar and other green energy sources to address climate change.

Commissioner Higgins:

- Agrees with Commissioner Reed about transparency and clarity.
- The Commission should take direction boldly.
- Minimize technical jargon for public clarity.
- Provide better noticing to affected private property owners; consider property owners more.
- Would like to see private and public properties treated the same.

Commissioner Bonderson:

- Impressed by the staff report and presentation.
- Supports the goals and appreciates the need for phasing and flexibility moving forward.
- Prefers a five year time period as it is more realistic and will allow for better control over measuring success.
- Should be incorporating sea-level rise into emergency planning so that we have a contingency plan if all risks cannot be mitigated.
- Staff should address and include measurements for success in the follow up draft.

Chair Schwartz:

- Appreciates the work accomplished by the working subcommittee. The depth and breadth of effort and the quality of the draft plan rise to the top.
- We need new tools, timeframes, processes, and protocols to be nimble and responsive to sea level rise; there will be significant consequences if we are not.
- Supports a five year implementation rather than reevaluating the overall adaptive plan at least every ten years.
- Believes the shoreline monitoring program will be key in every way.
- Integral that we work with Beacon and other regional entities on shoreline monitoring so we are all working together and consistent.
- Would like to see co-benefit projects, including stormwater management, as a high priority.
- Projects should include economic evaluation going forward.

V. ADMINISTRATIVE AGENDA

ACTUAL TIME: 5:12 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.

2. Other Committee and Liaison Reports

- a. Commissioner Lodge reported on the September 8, 2020 meeting of the Architectural Board of Review.
- b. Commissioner Reed reported on the September 10, 2020 meeting of the Downtown Parking Committee.
- c. Commissioner Wiscomb announced the September 11, 2020 meeting of the Plaza De La Guerra Subcommittee.
- d. Commissioner Bonderson mentioned the AIA Design Charrette for Downtown Santa Barbara.

VI. ADJOURNMENT

Chair Schwartz adjourned the meeting at 5:24 p.m.

Submitted by,

Heidi Reidel, Commission Secretary

DRAFT