



City of Santa Barbara
PLANNING COMMISSION
MINUTES
NOVEMBER 19, 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, Planning Technician I

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
Renee Brooke, City Planner
Allison DeBusk, Senior Planner
Rob Dayton, Transportation Planning and Parking Manager
Jessica Grant, Supervising Transportation Planner
Samuel Furtner, Associate Transportation Planner
Ellen Kokinda, Planning Analyst
Timmy Bolton, Associate Planner
Tony Ruggieri, City TV Production Supervisor
Robert Dostalek, Associate Planner
Pilar Plummer, Assistant Planner
Heidi Reidel, Planning Technician I

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. November 5, 2020 Planning Commission 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 1:07 p.m.

The following individuals spoke:

1. Anna Marie Gott

Written correspondence from Anna Marie Gott was acknowledged.

Public comment closed at 1:10 p.m.

III. **NEW ITEMS**

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

APPLICATION OF ROBERT J. DAYTON, TRANSPORTATION PLANNING & PARKING MANAGER FOR CITY OF SANTA BARBARA, OWNER OF COASTAL ZONE CITY RIGHT-OF-WAY, APN: N/A (CITY RIGHT-OF-WAY), ZONE: VARIOUS; (PLN2020-00547)

In partnership with the City's permitted bicycle share operator, BCycle, the Public Works Department's Transportation Planning Division is seeking a Coastal Development Permit to construct bicycle (bike) share stations (groupings of bike share docks and/or kiosks) in the Appealable and Non-appealable jurisdictions of the Coastal Zone as part of City Council's Bicycle Share Pilot Program (Program). A number of proposed bike share station sites in the Waterfront and Downtown neighborhoods are located within the Coastal Zone. These station locations are critical to the success of the pilot Program. While locations of specific bicycle share stations are identified in the proposal, the Public Works Department is requesting a programmatic Coastal Development Permit, which provides the needed flexibility for station locations to change over time based on bike share demand. The project was reviewed by the Architectural Board of Review under PLN2020-00386 and Historic Landmarks Commission under PLN2020-00378.

Pilar Plummer, Assistant Planner, gave the Staff presentation.

Rob Dayton, Transportation Planning and Parking Manager, gave the Applicant presentation, and was joined by Jessica Grant, Supervising Transportation Planner; Samuel Furtner, Associate Transportation Planner; and Jesse Rosenberg, General Manager of Santa Barbara BCycle.

Public comment opened at 1:37 p.m., and the following individuals spoke:

1. Kellam de Forest
2. Anna Marie Gott
3. Melissa Cunningham

Written correspondence from Allied Neighborhoods Association, Nancy Mullholland, and Paulina Conn was acknowledged.

Public comment closed at 1:45 p.m.

*** THE COMMISSION RECESSED FROM 3:35 TO 3:40 P.M. ***

MOTION: Wiscomb / Escobedo

Assigned Resolution No. 010-20

Approve a programmatic Coastal Development Permit to allow bicycle share stations to be located with the public right-of-way in the Coastal Zone, making the findings outlined in Section IX of the staff report dated November 12, 2020, subject to the Conditions of Approval as outlined in the Staff Report, with the following revisions to the Conditions of Approval:

1. Add the following language to Item A:
 - a. ...located within City right-of-way or on City-owned property, for an approximate three-year bike share Pilot Program as determined by the City Council.
 - b. Following the three-year Pilot Program, the applicant shall return to the Planning Commission for a new coastal development permit.
 - c. Relocate Location 5 (Cabrillo/Castillo) due to potential conflicts with trees and associated birds.
 - d. Where possible, locate the docking stations on the mountain side of Cabrillo Boulevard.
 - e. Kiosks shall be the "Enrollment Kiosk" with a maximum height of approximately nine feet.
 - f. Do not install any kiosks on the ocean side of Cabrillo Boulevard.
 - g. A maximum of three kiosks may be allowed in the coastal zone, strategically spaced along Cabrillo Boulevard with one at each location within East Beach area, central Cabrillo Boulevard near State Street, and West Beach area.
 - h. Kiosks shall be installed as discretely as possible.
2. Add the following language to Item D.1.b: ...or in other locations depending upon demand and in accordance with the Planning Commission's conditions of approval.

The motion carried by the following vote:

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

The ten calendar day appeal period was announced.

* THE COMMISSION RECESSED FROM 4:58 TO 5:05 P.M. *

B. ACTUAL TIME: 5:05 P.M.

APPLICATION OF DAVID AND BARBARA MELINE, OWNER OF 3405 SEA LEDGE LANE, APN: 047-082-008, ZONE: A-1/S-D-3 (ONE-FAMILY RESIDENCE/COASTAL OVERLAY ZONES); LAND USE DESIGNATION: RESIDENTIAL 1 DWELLING UNIT PER ACRE; (PLN 2019-00086)

Request for an Amendment to Conditions of Project Approval associated with construction of a new residence, detached garage and detached Accessory Dwelling Unit, as approved per Planning Commission Resolution No. 016-19. Proposed project revision would use an On-site Wastewater Treatment System to serve the approved new residential development instead of connecting to City sewer. Project revisions include new septic tanks, connections to the existing drywell system, 50 cubic yards of excavation, and 25 cubic yards of fill.

The discretionary application required for this project is an Amendment to Conditions of Approval to allow upgrades to and reuse of an existing On-Site Wastewater Treatment System instead of connecting to the City sewer system per prior project approval (SBMC §28.44.240). The project requires an environmental finding pursuant to California Environmental Quality Act Guidelines Section 15183.

Robert Dostalek, Associate Planner, gave the Staff presentation.

Heidi Jones, SEPPS, gave the Applicant presentation, and was joined by Bruce Jones, Geotechnical Engineer, Ashley & Vance; and Todd Tranby, Engineering Geologist, Earth Systems.

Public comment opened at 5:20 p.m.

Written correspondence from Heal the Ocean was acknowledged.

Public comment closed at 5:21 p.m.

MOTION: Higgins / Lodge

Find the proposed amendment consistent with the findings made on October 3, 2019 and approve the request with the following amendments to the Resolution:

1. The project description shall include "Installation of new septic tanks, connection to an On-Site Wastewater Treatment System (OWTS) and abandonment of the existing septic tank pursuant to Exhibit B of the Staff Report of November 19, 2020 and all applicable state and local regulations and laws."
2. In Section E.1 and E.2 (Findings), add that the project is "and remains" consistent.

The motion carried by the following vote:

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

The ten calendar day appeal period was announced.

IV. ADMINISTRATIVE AGENDA

ACTUAL TIME: 5:49 P.M.

A. Committee and Liaison Reports:

1. Staff Hearing Officer Liaison Report

No report.

2. Other Committee and Liaison Reports

- a. Vice Chair Wiscomb reported on the November 12, 2020 and November 19, 2020 meetings of the Water Commission.
- b. Commissioner Escobedo reported on Commissioner Lodge's virtual lecture for the Santa Barbara Trust for Historic Preservation on November 15, 2020.
- c. Chair Schwartz reported on the November 18, 2020 meeting of the Sea Level Rise Adaptation Plan Subcommittee and announced the December 16, 2020 meeting of the Highway 101 HOV Design Subcommittee.

V. ADJOURNMENT

Chair Schwartz adjourned the meeting at 5:55 p.m.

Submitted by,

Heidi Reidel, Planning Technician I