



**City of Santa Barbara**  
**PLANNING COMMISSION**  
**APRIL 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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**NOTICES**

**A. TUESDAY, APRIL 14, 2019**

**8:00 A.M.**

**SITE VISIT**

**1 CLYDE ADAMS ROAD**

Contact: Andrew Bremond, Project Planner  
[ABermond@SantaBarbaraCA.gov](mailto:ABermond@SantaBarbaraCA.gov)  
(805) 692-6032

**Site visit held.**

**B. CANCELLED: THURSDAY, APRIL 16, 2019 LUNCH MEETING**

**PLEASE BE ADVISED**

**AGENDAS, MINUTES, & REPORTS:** Documents relating to agenda items are available for review in the Community Development Department at 630 Garden Street, and agendas, minutes, and reports are also posted online at [SantaBarbaraCA.gov/PC](http://SantaBarbaraCA.gov/PC). Please note that online Staff Reports may not include some exhibits. Materials related to an item on this agenda submitted to the Planning Commission after distribution of the agenda packet are available for public inspection in the Community Development Department at 630 Garden Street during normal business hours.

**PLANS & ADDITIONAL INFORMATION:** The scope of a project may be modified as it proceeds through the planning process. If you have any questions, wish to review the plans, or wish to be placed on a mailing list for future agendas for an item, contact the Case Planner as listed in the project description. Office hours are 8:30 a.m. to 4:30 p.m., Monday through Thursday, and every other Friday (see [SantaBarbaraCA.gov/Calendar](http://SantaBarbaraCA.gov/Calendar) for closure dates).

**TELEVISION COVERAGE:** Planning Commission meetings are broadcast live on City TV-Channel 18 and online at [SantaBarbaraCA.gov/CityTV](http://SantaBarbaraCA.gov/CityTV). See [SantaBarbaraCA.gov/CityTVProgramGuide](http://SantaBarbaraCA.gov/CityTVProgramGuide) for a rebroadcast schedule. An archived video of this meeting will be available at [SantaBarbaraCA.gov/PCVideos](http://SantaBarbaraCA.gov/PCVideos).

**APPEALS:** Some items before the Planning Commission may be appealed to City Council. The appeal, accompanied by the appropriate filing fee per application, must be filed with the City Clerk's office within 10 calendar days of the Planning Commission decision.

**I. ROLL CALL**

**Roll call taken. All Commissioners were present.  
(Commissioner Higgins left at 4:53 p.m. and did not return.)**

**II. PRELIMINARY MATTERS**

**A.** Requests for continuances, withdrawals, postponements, or addition of ex-agenda items.

**No requests made.**

**B.** Announcements and appeals.

**No announcements made.**

**C.** Review, consideration, and action on the following draft Planning Commission minutes and resolutions:

1. Planning Commission April 6, 2020 Special Meeting Minutes

**Approved as presented.  
Wiscomb/ Lodge Vote: 7/0  
Abstain: 0  
Absent: 0**

**D.** Comments from members of the public pertaining to items not on this agenda. Due to time constraints, each person is limited to two minutes.

**No one wished to speak.**

**III. NEW ITEMS**

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

**A. 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).

**Approved 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.**

**Wiscomb/Higgins Vote: 7/0**

**Abstain: 0**

**Absent: 0**

**Resolution No. 002-20**

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

**B. 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.

**Motion to:**

- 1) **Forward the Ordinance amending Santa Barbara Municipal Code (SBMC) section 30.295.040.P to City Council with a recommendation for adoption, but striking 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.**

**Wiscomb/Reed Vote: 4/3 (Schwartz, Bonderson, and Higgins)**

**Abstain: 0**

**Absent: 0**

**Resolution No. 003-20**

**Straw Poll: Recommend that City Council direct staff to draft a short-term vacation rental ordinance.**

**Vote: 6/1 (Lodge)**

**IV. DISCUSSION ITEM**

**ACTUAL TIME: 5:01 P.M.**

**STAFF PRESENTATION ON THE 2020 CENSUS**

Staff Presentation on the 2020 Census.

**Discussion held. Planning Commission comments made.**

V. **ADMINISTRATIVE AGENDA**

**ACTUAL TIME: 5:27 P.M.**

A. Committee and Liaison Reports.

1. Staff Hearing Officer Liaison Report

**Report given.**

2. Other Committee and Liaison Reports

**Reports given.**

B. Revisions to Advisory Board Liaison Appointments

**Revisions made.**

VI. **ADJOURNMENT**

**Meeting adjourned at 6:02 p.m.**