



City of Santa Barbara
PLANNING COMMISSION
JULY 16, 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

NOTICES

**A. TUESDAY, JULY 14, 2019
SITE VISITS**

8:00 A.M.

Depart 630 Garden Street
Community Development Parking Lot

410 STATE ST.

Contact: Kelly Brodison, Associate Planner
KBrodison@SantaBarbaraCA.gov
(805) 564-5470, ext. 4531

Site visit held.

B. CANCELLED: THURSDAY, JULY 16, 2020 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. 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 for closure dates).

TELEVISION COVERAGE: Planning Commission meetings are broadcast live on City TV-Channel 18 and online at SantaBarbaraCA.gov/CityTV. See SantaBarbaraCA.gov/CityTVProgramGuide for a rebroadcast schedule. An archived video of this meeting will be available at 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 Reed left at 4:04 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. July 2, 2020 Planning Commission Minutes

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

2. Planning Commission Resolution No. 004-20
102 Santa Rosa Place

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

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

**Approved as amended.
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. 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.

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%.

Higgins/Escobedo Vote: 4/2 (Lodge and Bonderson)

Abstain: 0

Absent: 1 (Reed)

IV. NEW ITEMS**ACTUAL TIME: 2:11 P.M.****A. 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. **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.

Discussion held. Planning Commission comments made.

ACTUAL TIME: 4:16 P.M.

B. 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.

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

Wiscomb/Escobedo Vote: 5/1 (Lodge)

Abstain: 0

Absent: 1 (Reed)

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.

Wiscomb/Escobedo Vote: 4/2 (Lodge and Higgins)

Abstain: 0

Absent: 1 (Reed)

Resolution No. 005-20

V. ADMINISTRATIVE AGENDA

ACTUAL TIME: 6:21 P.M.

A. Committee and Liaison Reports.

1. Staff Hearing Officer Liaison Report

Report given.

2. Other Committee and Liaison Reports

Reports given.

VI. **ADJOURNMENT**

Meeting adjourned at 6:25 p.m.