



**City of Santa Barbara**  
**PLANNING COMMISSION**  
**AUGUST 13, 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, AUGUST 11, 2020**

**SITE VISITS**

**8:00 A.M.**

**1553 SHORELINE DR\***

Contact: Robert Dostalek, Associate Planner  
[RDostalek@SantaBarbaraCA.gov](mailto:RDostalek@SantaBarbaraCA.gov)  
(805) 564-5470, ext. 4552

**739 STATE STREET, PASEO NUEVO MALL**

*Meeting location: Top of stairs off Chapala Street*

Contact: Kathleen Kennedy, Project Planner  
[KKennedy@SantaBarbaraCA.gov](mailto:KKennedy@SantaBarbaraCA.gov)  
(805) 564-5470, ext. 4560

**Site visits held.**

**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 Reed left at 2:03 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 23, 2020 Planning Commission Special Meeting Minutes

**Approved as amended.  
Higgins/ 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 ITEM**

**A. ACTUAL TIME: 1:09 P.M.**

**APPLICATION OF TRISH ALLEN, SUZANNE ELLEDGE PLANNING AND PERMITTING SERVICES, AGENT FOR RONDAL DEAN BROOME, OWNER OF 1553 SHORELINE DRIVE, APN: 045-173-043, ZONE: E-3/S-D-3 (ONE-FAMILY RESIDENCE/COASTAL OVERLAY ZONE); LAND USE DESIGNATION: RESIDENTIAL (MAX. 5 DU/AC); (PLN2019-00326)**

Proposal to construct a new approximately 2,440-square-foot, two-story residence with an attached approximately 593-square-foot two-car garage, a 21-square-foot attached storage area, and a 31-square-foot attached mechanical room. The project also includes a new patio, pool, spa, and approximately 110 linear feet of fence on a 23,333-square-foot vacant lot on the coastal bluff. Grading for the project would involve approximately 340 cubic yards of cut and 35 cubic yards of fill. The discretionary application required for the project is a Coastal Development

Permit (CDP2020-00003) to allow the proposed development in the Appealable Jurisdiction of the City's Coastal Zone (SBMC §28.44.060 and SBMC §28.44.110.A).

**Approve the project, making the findings for the Coastal Development Permit as outlined in the Staff Report dated August 6, 2020, subject to the Conditions of Approval as outlined in the Staff Report.**

**Wiscomb/Escobedo Vote: 7/0**

**Abstain: 0**

**Absent: 0**

**Resolution No. 007-20**

**B. ACTUAL TIME: 2:03 P.M.**

**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.

**Continue the item to a special meeting on Thursday, August 27, 2020 or the next available meeting date.**

**Wiscomb/Escobedo Vote: 6/0**

**Abstain: 0**

**Absent: 1 (Reed)**

**IV. ADMINISTRATIVE AGENDA**

**ACTUAL TIME: 6:39 P.M.**

- A. Consideration of options related to acceptance of public correspondence.

**Agenda language approved.**

- B. Committee and Liaison Reports.

**No reports given.**

V. **ADJOURNMENT**

**Meeting adjourned at 6:54 p.m.**