



City of Santa Barbara
PLANNING COMMISSION
DECEMBER 3, 2020

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

1:00 P.M.

This Meeting Was Conducted Electronically
SantaBarbaraCA.gov

NOTICES

A. TUESDAY, DECEMBER 1, 2020

8:00 A.M.

SITE VISIT

604 E ORTEGA ST

Meeting location: Corner of Ortega/Salsipuedes St.
Contact: Stephanie Swanson, Associate Planner
SSwanson@SantaBarbaraCA.gov
(805) 564-5470, ext. 4562

Site visit held.

B. CANCELLED: THURSDAY, DECEMBER 3, 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.
(Commissioners Bonderson and Higgins left at 5:02 p.m. and did not return.)**

II. PRELIMINARY MATTERS

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

Requests made.

- B.** Announcements and appeals.

Announcements made.

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

1. November 19, 2020 Planning Commission Minutes
2. Planning Commission Resolution No. 010-20
Coastal Zone City Right-of-Way
3. Planning Commission Resolution No. 016-19
3405 Sea Ledge Ln

Approved as presented.

Higgins/ Escobedo Vote: 6/0

Abstain: 1 (Reed)

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.

Richard Closson, Mark Alvarado, and Anna Marie Gott addressed the Commission.

III. NEW ITEM

- A. APPLICATION OF JILL ZACHARY; PARKS AND RECREATION DIRECTOR, AND JUSTIN VAN MULLEN; PROJECT PLANNER FOR CITY OF SANTA BARBARA, OWNER OF 604 E ORTEGA ST, APN: 031-172-002, ZONE: P-R (PARKS AND RECREATION); LAND USE DESIGNATION: PARKS AND OPEN SPACE; (PLN2019-00425)**

The project consists of the Ortega Park Master Plan, including demolition of existing facilities and construction of a new swimming pool, wading pool, water slide, skate park, splash pad, sports courts, shade sails, sports field with synthetic turf, ping pong tables, cornhole, and buildings for restrooms and maintenance. On-site improvements such as fencing, parking, landscaping, dumpsters and related enclosures, and internal walkways are also proposed. Right-of-way improvements including street parking, parking medians, and sidewalk installation are also proposed. Front setback modifications to allow parking within the front setbacks along both Ortega Street and Salsipuedes Street are requested. Planning Commission review of select amenities for consistency with the "Community Buildings" and "Sports Facilities" park designations is required. The park is considered a Community Park (except the ballfields and related facilities), a Sports Facility (for the ballfields and related facilities only), and a Community Building (the Welcome House and pool) per City Council Resolution 17-074. The parcel is zoned P-R, with a General Plan designation of Parks and Open Space.

Item postponed indefinitely at the applicant's request.

ACTUAL TIME: 1:45 P.M.

B. PROPOSED AMENDMENTS TO THE HISTORIC RESOURCE ORDINANCE

Proposed amendments to the Historic Resources Ordinance which would update the Ordinance with language consistent with State and National historic preservation standards, streamline the review process, outline a process and criteria for designating historic districts, and establish buffer areas. The proposed amendments to the Historic Resources Ordinance will be incorporated into Title 30 of the Santa Barbara Municipal Code as Chapters, 30.57, 30.157 30.237 and Sections 30.220.020 and 30.300.080 "H", and the Landmark and Historic District maps will be incorporated into the Official Zoning Map. Additional related Municipal Code amendments, including adding Chapter 28.100 and deleting Chapter 22.22, are also required to implement this change. The legislative actions required are: Zoning Ordinance Amendments for Title 30 (Inland Zoning Ordinance) and Title 28 (Coastal Zoning Ordinance) changes, Amendments to Title 22 (Environmental Policy and Construction) and related Titles of the Santa Barbara Municipal Code, Zoning Map Amendments, and an Amendment to the certified Local Coastal Program Implementation Plan (SBMC §28.44.250.D). The Amendments require a recommendation from the Planning Commission to the City Council. All drafts of the Historic Resource Amendments are available at SantaBarbaraCA.gov/HROAmendments.

Continue the item to December 17, 2020.

Reed/Wiscomb Vote: 7/0

Abstain: 0

Absent: 0

IV. **ADMINISTRATIVE AGENDA**

ACTUAL TIME: 5:05 P.M.

This item was hear out of order at 1:38 p.m.

A. Committee and Liaison Reports.

1. Request for two Planning Commissioners to serve on an Ad Hoc Subcommittee to develop new Floor-to-Lot-Area ratios for multi-unit housing development.

Appoint Commissioners Escobedo and Reed to the Floor-to-Lot-Area ratio Working Group.

Higgins/Escobedo Vote: 7/0

Abstain: 0

Absent: 0

B. Committee and Liaison Reports.

1. Staff Hearing Officer Liaison Report

No report given.

2. Other Committee and Liaison Reports

Reports given.

V. **ADJOURNMENT**

Meeting adjourned at 5:13 p.m.