



City of Santa Barbara
PLANNING COMMISSION
DECEMBER 17, 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

NOTICES

THIS SITE VISIT IS CANCELLED IN ACCORDANCE WITH THE REGIONAL STAY HOME ORDER

A. TUESDAY, DECEMBER 15, 2020

CANCELLED

1100 E. CABRILLO BLVD. & 1414 PARK PLACE

Contact: Megan Arciniega, Project Planner

MArciniega@SantaBarbaraCA.gov

(805) 560-7587

B. CANCELLED: THURSDAY, DECEMBER 17, 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/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 (Higgins at 3:15 p.m.).

II. PRELIMINARY MATTERS

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

No requests made.

B. Announcements and appeals.

Announcements made.

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

1. December 3, 2020 Planning Commission Minutes

Approved as amended.

Lodge/ Reed Vote: 6/0

Abstain: 0

Absent: 1 (Higgins)

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.

Anna Gott addressed the Commission.

III. NEW ITEM

ACTUAL TIME: 1:17 P.M.

APPLICATION OF PARKS & RECREATION DEPARTMENT, CITY OF SANTA BARBARA, OWNER OF 1100 E. CABRILLO BLVD. & 1414 PARK PLACE, APN: 017-381-001; 017-382-001, ZONE: PR/S-D-3; LAND USE DESIGNATION: PARK/OPEN SPACE; (PLN2019-00535)

The project proposes to improve water quality and restore habitat for aquatic and avian wildlife through the replacement of the Andrée Clark Bird Refuge Lagoon weir and weir gate, removal of approximately 74 non-native trees, recontouring portions of the lagoon shoreline, recontouring the mouth of the lagoon on the beach side (adjacent to the volleyball courts), seasonal lowering of the sand berm at the mouth of the lagoon on the beach side, and installation of native plants and rock clusters along the margin of the lake, islands and mouth of the lagoon. Construction of a bio-retention basin would also occur at the Municipal Tennis Center property, located at 1414 Park Place. The project requires adoption of the Final Mitigated Negative Declaration prepared for the project, and a recommendation from the Planning Commission to allow the project to proceed to the California Coastal Commission for a Consolidated Coastal Development Permit due to its location in both the Appealable Jurisdiction of the City's Coastal Zone and the

California Coastal Commission Permit Jurisdiction (SBMC §28.44.060 and California Coastal Act Section 30601.3).

Adopt the Final Mitigated Negative Declaration, making the findings in the staff report dated December 10, 2020; allow the project to proceed to the California Coastal Commission for a Consolidated Coastal Development Permit; and recommend the project be subject to the mitigation measures and City standard conditions identified in the Mitigated Negative Declaration.

Wiscomb/Reed Vote: 6/0

Abstain: 0

Absent: 1 (Higgins)

Resolution No. 012-20

IV. CONTINUED ITEM: FROM DECEMBER 3, 2020

ACTUAL TIME: 3:15 P.M.

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.

Approve the proposed amendments and recommend them to City Council, finding that the amendments are consistent with the City Charter, General Plan, Local Coastal Program, and state and federal laws, with the additional recommendation to concurrently update the design guidelines as they relate to historic resources, including residential and larger commercial structure solar guidelines.

Wiscomb/Escobedo Vote: 7/0

Abstain: 0

Absent: 0

V. **DISCUSSION ITEM**

ACTUAL TIME: 4:45 P.M.

OFF-SALE ALCOHOL INFORMATION

A presentation on the framework and best practices for cities to regulate off-sale alcohol establishments. "Off-Sale" establishments are authorized to sell all types of alcoholic beverages for consumption off the premises (at home) in original, sealed containers.

Discussion held.

VI. **ADMINISTRATIVE AGENDA**

ACTUAL TIME: 6:41 P.M.

A. Appoint a Planning Commission representative for the Bike Share appeal to City Council.

Commissioner Higgins volunteered to represent the Planning Commission at the Bike Share appeal to City Council.

B. Committee and Liaison Reports.

1. Staff Hearing Officer Liaison Report

No report given.

2. Other Committee and Liaison Reports

Reports given.

VII. **ADJOURNMENT**

Meeting adjourned at 7:04 p.m.