



City of Santa Barbara

PLANNING COMMISSION

SPECIAL MEETING MINUTES

AUGUST 27, 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

CALL TO ORDER

Chair Schwartz called the meeting to order at 1:06 p.m.

I. ROLL CALL

Chair Deborah L. Schwartz, Vice Chair Lesley Wiscomb, Commissioners Roxana Bonderson, Gabriel Escobedo, Jay D. Higgins, Sheila Lodge, and Barrett Reed

STAFF PRESENT

Tava Ostrenger, Assistant City Attorney
John Doimas, Assistant City Attorney
Sarah Knecht, Assistant City Attorney
Allison DeBusk, Senior Planner
Kathleen Kennedy, Project Planner
Ellen Kokinda, Planning Analyst
Timmy Bolton, Associate Planner
Tony Ruggieri, City TV Production Supervisor
Krystal Vaughn, Acting Administrative Supervisor
Heidi Reidel, Commission Secretary

II. PRELIMINARY MATTERS

A. Comments from members of the public pertaining to items not on this agenda:

Public comment opened at 1:09 p.m., and as no one wished to speak, it closed.

III. CONTINUED ITEM: FROM AUGUST 13, 2020**ACTUAL TIME: 1:10 P.M.**

RECUSALS: To avoid any actual or perceived conflict of interest, Commissioner Reed recused himself from hearing this item due to a financial interest at 801 State Street.

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.

Kathleen Kennedy, Project Planner; Sarah Knecht, Assistant City Attorney; Allan Kotin, Real Estate Economist, Allan D. Kotin & Associates; Dennis Roy, Partner, Abram Roy LLP, Outside Legal Counsel; Steve Plenge, Managing Principal, Pacific Retail Capital Partners; Oscar Parra, CFO, Pacific Retail Capital Partners; Jonathan Rood, Senior Vice President, Pacific Retail Capital Partners; and Scott Shuman, Partner, Arnall Golden Gregory LLP were available to answer questions.

*** THE COMMISSION RECESSED FROM 3:07 TO 3:20 P.M. ***

Public comment opened at 4:58 p.m., and the following individuals spoke:

1. Micah T.
2. Richard A Berti
3. Jamie Rodriguez
4. Ginger Beady

Public comment closed at 5:07 p.m.

MOTION: Wiscomb / Higgins

Continue the deliberation to the September 17, 2020 meeting.

The motion carried by the following vote:

Ayes: 6 Noes: 0 Abstain: 0 Absent: 1 (Reed)

IV. ADMINISTRATIVE AGENDA

ACTUAL TIME: 5:55 P.M.

A. Committee and Liaison Reports:

1. Staff Hearing Officer Liaison Report

Commissioner Higgins reported on the Staff Hearing Officer meeting of August 12, 2020.

Ms. DeBusk reported on one appeal received.

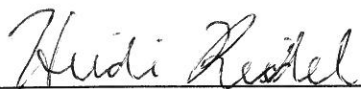
2. Other Committee and Liaison Reports

- a. Commissioner Lodge reported on the August 19, 2020 meeting of the Historic Landmarks Commission and on the Mills Act generally.

V. ADJOURNMENT

Chair Schwartz adjourned the meeting at 5:58 p.m.

Submitted by,



Heidi Reidel, Commission Secretary