



# City of Santa Barbara

## PLANNING COMMISSION

### MINUTES

### DECEMBER 3, 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, Planning Technician I

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### CALL TO ORDER

Chair Schwartz called the meeting to order at 1:00 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  
Renee Brooke, City Planner  
Danny Kato, Senior Planner  
Allison DeBusk, Senior Planner  
Irma Unzueta, Senior Planner  
Andrew Bermond, Parks Capital Projects Supervisor  
Nicole Hernandez, Architectural Historian  
Jessica Metzger, Project Planner  
Ellen Kokinda, Planning Analyst  
Timmy Bolton, Associate Planner  
Tony Ruggieri, City TV Production Supervisor  
Heidi Reidel, Planning Technician I

### II. PRELIMINARY MATTERS

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

Ms. Ostrenger announced that Item III.A, 604 E Ortega St., the Ortega Park Master Plan, is postponed indefinitely at the applicant's request.

**B.** Announcements and appeals:

Ms. DeBusk announced that the Coastal Development Permit approved by the Planning Commission on November 19, 2020 for the bike share program was appealed to City Council.

**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

**MOTION: Higgins / Escobedo**

Approve the minutes and resolutions as presented.

The motion carried by the following vote:

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

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

Public comment opened at 1:25 p.m.

The following individuals spoke:

1. Richard Closson
2. Mark Alvarado
3. Anna Marie Gott

Public comment closed at 1:35 p.m.

**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.**

**B. ACTUAL TIME: 1:45 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](http://SantaBarbaraCA.gov/HROAmendments).

Nicole Hernandez, Architectural Historian, gave the Staff presentation. John Doimas, Assistant City Attorney; Danny Kato, Senior Planner; and Steve Hausz, Vice Chair of the Historic Landmarks Commission, were available to answer questions.

Public comment opened at 2:16 p.m., and the following individuals spoke:

1. Fred Sweeney
2. Jarrett Gorin
3. Kellam de Forest
4. Mary Louise Days
5. Patricia Saley

Written correspondence from Susan Chamberlain, Citizens Planning Association, Kellam de Forest, Mary Louise Days, Richard Closson, and Patricia Saley was acknowledged.

Public comment closed at 2:29 p.m.

**\* THE COMMISSION RECESSED FROM 2:29 TO 2:35 P.M. \***

**MOTION: Reed / Wiscomb**

Continue the item to December 17, 2020.

The motion carried by the following vote:

Ayes: 7 Noes: 0 Abstain: 0 Absent: 0

**IV. ADMINISTRATIVE AGENDA**

**ACTUAL TIME: 5:05 P.M.**

**\*This item was heard out of order at 1:38 p.m.\***

**A. Committee Assignment.**

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.

**MOTION: Higgins/Wiscomb**

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

This motion carried by the following vote:

Ayes: 7 Noes: 0 Abstain: 0 Absent: 0

**B. Committee and Liaison Reports:**

1. Staff Hearing Officer Liaison Report

No report.

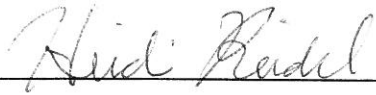
2. Other Committee and Liaison Reports

- a. Commissioner Lodge reported on the November 25, 2020 meeting of the Historic Landmarks Commission, and on the November 30, 2020 meeting of the Sustainability Committee.
- b. Commissioner Wiscomb reported on the November 20, 2020 meeting of the Plaza De La Guerra Working Group.
- c. Chair Schwartz announced the December 9, 2020 meeting of the Sea Level Rise Adaptation Subcommittee and announced the upcoming meeting of the Highway 101 HOV Design Subcommittee.

V. **ADJOURNMENT**

Chair Schwartz adjourned the meeting at 5:13 p.m.

Submitted by,

  
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Heidi Reidel, Commission Secretary