



City of Santa Barbara

PLANNING COMMISSION

MINUTES

DECEMBER 10, 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

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
Allison DeBusk, Senior Planner
Daniel Gullett, Principal Planner
Alelia Parenteau, Energy and Climate Manager
Ellen Kokinda, Planning Analyst
Jessica Metzger, Project Planner
Rosie Dyste, Project Planner
Timmy Bolton, Associate Planner
Pilar Plummer, Assistant 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:

No requests.

B. Announcements and appeals:

No announcements.

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

Public comment opened at 1:07 p.m.

Written correspondence from Barbara Boyd was acknowledged.

Public comment closed at 1:08 p.m.

III. **NEW ITEM**

A. **ACTUAL TIME: 1:08 P.M.**

APPLICATION OF ALELIA PARENTEAU, ENERGY & CLIMATE MANAGER FOR CITY OF SANTA BARBARA, OWNER OF 1221 ANACAPA ST, APN: 039-183-046, ZONE: C-G; LAND USE DESIGNATION: COMMERCIAL-HIGH DENSITY RESIDENTIAL; (PLN2019-00658)

The project involves construction of a new 500-kilowatt (kW) solar photovoltaic (PV) system on the upper level of the City-owned Granada Garage, located in El Pueblo Viejo Landmark District, that will also function as a parking canopy. The superstructure will have a maximum height of 47'-3", and consist of high-strength steel columns and beams, with galvanized light-gauge steel purlins on top to support and attach the solar modules. Landscape screening will be installed on the roof at the Anapamu frontage to screen the solar canopy. The project also includes the removal of existing rooftop light poles and 13 small olive trees in pots to allow for the new solar photovoltaic canopy. The project includes a request for an exception to the 45-foot height limit identified in the C-G, Commercial General Zone, pursuant to Santa Barbara Municipal Code Section 30.140.100.B. Projects with a Community Benefit or Community Benefit Housing designation may request an exception to the 45-foot height limitation, and propose buildings up to 60 feet in height. This hearing is for the Planning Commission to consider the request for an exception to the height limitation for the proposed solar array structure.

Pilar Plummer, Assistant Planner, gave the Staff presentation.

Alelia Parenteau, Energy and Climate Manager, gave the Applicant presentation, and was joined by Ed deVicente Applicant; Henry Lenny, Design Architect; and Peter Burgoyne, Project Development Engineer

Public comment opened at 1:52 p.m., and the following individual spoke:

1. Cassandra Ensberg

Written correspondence from Community Environmental Council was acknowledged.

Public comment closed at 1:54 p.m.

*** THE COMMISSION RECESSED FROM 3:54 TO 4:00 P.M. ***

MOTION: Escobedo / Bonderson

Approve the Height Exception, making the findings as outlined in the Staff Report dated December 3, 2020.

AMENDED MOTION: Escobedo / Bonderson **Assigned Resolution No. 011-20**

Approve the Height Exception, making the findings as outlined *below*.

1. *Demonstrated Need: There is a need for sustainability in the community, and the project will provide an alternative energy source, which is consistent with the General Plan. The proposed height will allow for adequate vehicle clearance throughout the parking structure.*
2. *Architecture and Design: The applicant has worked with the Historic Landmarks Commission, which has resulted in a design that is exemplary. The Planning Commission is in support of the bougainvillea and hopes that the City will continue to take care of the landscaping in order to be sensitive to adjacent historic resources.*
3. *Livability: Not applicable to this project.*
4. *Sensitivity to Context: The applicant and original architect have worked hard to this point to ensure that the project is sensitive to historic resources. The Planning Commission is in support of the bougainvillea and hopes that the City will continue to take care of the landscaping in order to be sensitive to adjacent historic resources. The Planning Commission's approval is based on the 47 feet, 3 inch height as identified in the plans but the Planning Commission wishes to allow for maximum flexibility with regard to height as the design moves through Historic Landmarks Commission review.*

This motion carried by the following vote:

Ayes: 4 Noes: 3 (Lodge, Higgins, and Reed) Abstain: 0 Absent: 0

Individual Comments:

1. Commissioner Lodge opposed because she believes there are other options for relocating the arrays, including relocating existing charging stations on the roof and amending the agreement with the Union. She also cannot make the findings that the project is exemplary in design or sensitive to historic resources.
2. Commissioner Higgins opposed because he believes there is too much remaining flexibility for the design.
3. Commissioner Reed opposed because he cannot make the architecture and design finding, stating that the steel superstructure is not exemplary in design and is not compatible with the architecture of the City. He also can't make the finding for sensitivity to context as he finds that the design as presented does not compliment the setting and character of the neighboring properties, nor is it sensitive to any adjacent City landmarks or nearby designated historic resources. He also stated that per City solar energy system design guidelines, the structure should not be visible from the public right-of-way, and that he strongly opposes the allowance for the applicant to go up to 60 feet in height.

The ten calendar day appeal period was announced.

B. ACTUAL TIME: 5:43 P.M.

OBJECTIVE DESIGN STANDARDS

Proposed amendments to Santa Barbara Municipal Code Title 30 (Inland Zoning Ordinance), Chapter 30.145, and associated Objective Design Standards for Affordable Streamlined Housing Projects. The proposed Zoning Ordinance amendments and Objective Design Standards are in response to Senate Bill 35, which requires a streamlined, ministerial review process for eligible multi-unit housing projects.

MOTION: Wiscomb / Lodge

Continue the item to January 7, 2020.

The motion carried by the following vote:
 Ayes: 7 Noes: 0 Abstain: 0 Absent: 0

IV. ADMINISTRATIVE AGENDA

ACTUAL TIME: 5:57 P.M.

A. Committee and Liaison Reports:

1. Staff Hearing Officer Liaison Report

No report.

2. Other Committee and Liaison Reports

- a. Commissioner Bonderson reported on the November 2, November 9, November 16, and November 30, 2020 meetings of the Architectural Board of Review.
- b. Commissioner Wiscomb reported on the December 9, 2020 meeting of the Sea Level Rise Adaptation Plan and announced the December 18, 2020 meeting of the Plaza De La Guerra Subcommittee.
- c. Commissioner Reed reported on the December 10, 2020 meeting of the Downtown Parking Subcommittee.

V. ADJOURNMENT

Chair Schwartz adjourned the meeting at 6:16 p.m.

Submitted by,



Heidi Reidel, Planning Technician I