



# City of Santa Barbara

## PLANNING COMMISSION

### MINUTES

### DECEMBER 17, 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 1:02 p.m.

### I. ROLL CALL

Chair Deborah L. Schwartz, Vice Chair Lesley Wiscomb, Commissioners Roxana Bonderson, Gabriel Escobedo, Jay D. Higgins (at 3:15 p.m.), Sheila Lodge, and Barrett Reed

### STAFF PRESENT

Tava Ostrenger, Assistant City Attorney  
John Doimas, Assistant City Attorney  
Renee Brooke, City Planner  
Allison DeBusk, Senior Planner  
Irma Unzueta, Senior Planner  
George Johnson, Creeks Supervisor  
Julia Pujo, Environmental Analyst/Project Planner  
Megan Arciniega, Project Planner  
Nicole Hernandez, Architectural Historian  
Anthony Wagner, Police Public Engagement Manager  
Daniela Rosales, Recycling Educator  
Timmy Bolton, Associate Planner  
Heidi Reidel, Planning Technician I  
Tony Ruggieri, City TV Production Supervisor

### II. PRELIMINARY MATTERS

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

No requests.

B. Announcements and appeals:

Ms. DeBusk announced the following:

1. The agenda order changed and the Bird Refuge item will now be heard first, followed by the draft amendments to the Historic Resources Ordinance, and finally the off-sale alcohol discussion item will be heard last.
2. The Bike Share appeal to City Council is set for January 26, 2021.

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

1. December 3, 2020 Planning Commission Minutes

**MOTION: Lodge / Reed**

Approve the minutes as amended.

The motion carried by the following vote:

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

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

Public comment opened at 1:13 p.m.

The following individual spoke:

1. Anna Gott

Public comment closed at 1:17 p.m.

**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).

Megan Arciniega, Project Planner, gave the Staff presentation, and was joined by Julia Pujo, Project Planner.

George Johnson, Creeks Supervisor, gave the Applicant presentation.

Public comment opened at 1:57 p.m., and the following individuals spoke:

1. Anna Gott
2. Richard Closson

Written correspondence from David Newswanger was acknowledged.

Public comment closed at 2:02 p.m.

**MOTION: Wiscomb / Reed**

**Assigned Resolution No. 012-20**

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.

The motion carried by the following vote:

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

**\* THE COMMISSION RECESSED FROM 3:05 TO 3:15 P.M. \***

**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](http://SantaBarbaraCA.gov/HROAmendments).

Nicole Hernandez, Architectural Historian, gave the Staff presentation. John Doimas, Assistant City Attorney, was available to answer questions.

Public comment opened at 3:16 p.m., and the following individuals spoke:

1. Anthony Grumbine
2. Anna Gott
3. Fred Sweeney
4. Kellam de Forest
5. Mary Louise Days
6. Michael Imwalle
7. Patricia Saley
8. Richard Closson

Written correspondence from Anne Petersen, Dennis Doordan, Fermina Murray, Kellam de Forest, Mary Louise Days, Patricia Saley, the Pearl Chase Society, Richard Closson, and Suzette Naylor was acknowledged.

Public comment closed at 3:36 p.m.

**MOTION: Wiscomb / Escobedo**

Recommend approval of the proposed amendments 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.

The motion carried by the following vote:

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

**\* THE COMMISSION RECESSED FROM 4:35 TO 4:45 P.M. \***

**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.

Anthony Wagner, Police Public Engagement Manager, gave the Staff presentation. John Doimas, Assistant City Attorney, was available to answer questions.

Public comment opened at 5:12 p.m., and the following individuals spoke:

1. Angel Lopez
2. Anna Gott
3. Daniel Gonzalez
4. Dawn Dunn
5. Eva Catalan
6. Jesus Carachure
7. Lay Tep
8. Melisa Villafuerte
9. Natalia Govoni
10. Natasha Todorovic
11. Olivia Carranza

Written correspondence from Angela Ortega, Anna Marie Gott, Ivan Esparza, Jose Contreras, and Luis Catalan was acknowledged.

Public comment closed at 5:40 p.m.

**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.

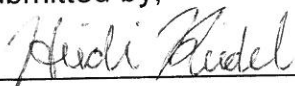
2. Other Committee and Liaison Reports

- a. Commissioner Lodge reported on the December 16, 2020 meeting of the Creeks Advisory Committee.
- b. Commissioner Bonderson reported on the November 30, 2020 meeting of the Architectural Board of Review.
- c. Vice Chair Wiscomb announced the December 18, 2020 meeting of the Plaza De La Guerra Subcommittee meeting.
- d. Chair Schwartz and Commissioner Higgins reported on the December 16, 2020 meeting of Highway 101 HOV Design Working Group.

**VII. ADJOURNMENT**

Chair Schwartz adjourned the meeting at 7:04 p.m.

Submitted by,

  
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Heidi Reidel, Planning Technician I