



# City of Santa Barbara

## PLANNING COMMISSION

### MINUTES

### JANUARY 7, 2021

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

---

### CALL TO ORDER

Chair Schwartz called the meeting to order at 1:01 p.m.

### I. ROLL CALL

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

### STAFF PRESENT

Tava Ostrenger, Assistant City Attorney  
Daniel Gullett, Principal Planner  
Allison DeBusk, Senior Planner  
Rosie Dyste, Project Planner  
Timmy Bolton, Associate Planner  
Tony Ruggieri, City TV Production Supervisor  
Heidi Reidel, Planning Technician I

### II. PRELIMINARY MATTERS

A. Nominations and election of Chair and Vice-Chair.

#### MOTION: Wiscomb/Bonderson

Nomination of Schwartz as Chair for 2021.

The motion carried by the following vote:

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

**MOTION: Lodge/Higgins**

Nomination of Escobedo as Vice Chair for 2021.

The motion carried by the following vote:

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

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

No requests.

C. Announcements and appeals:

Ms. DeBusk presented Chair Schwartz with a token of appreciation from staff for her service as Chair of the Planning Commission in 2020.

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

1. December 10, 2020 Planning Commission Minutes

2. Planning Commission Resolution No. 011-20  
1221 Anacapa Street

**MOTION: Higgins / Wiscomb**

Approve the minutes and resolution as presented.

The motion carried by the following vote:

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

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

Public comment opened at 1:24 p.m., and as no one wished to speak, it closed.

**III. CONTINUED ITEM: FROM DECEMBER 10, 2020**

**ACTUAL TIME: 1:25 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.

Rosie Dyste, Project Planner, gave the Staff presentation. Daniel Gullett, Principal Planner was available to answer questions.

Public comment opened at 1:56 p.m., and the following individuals spoke:

1. Anthony Grumbine
2. Fred Sweeney

Written correspondence from Alex Pujo and the AIA was acknowledged.

Public comment closed at 2:01 p.m.

**\* THE COMMISSION RECESSED FROM 3:09 TO 3:15 P.M. \***

**MOTION: Wiscomb / Escobedo**

Recommend approval of the Objective Design Standards and associated Zoning Ordinance Amendments, making the finding that they are consistent with the General Plan, with the following additions:

1. A second review by staff to replace any remaining subjective words (such as “portion”) with objective language.
2. A review by the Sustainability Department of the equipment and screening section to avoid conflicts related to the installation of solar panels.
3. Review by the Housing Authority and Peoples Self Help Housing for their feedback prior to review by Ordinance Committee.

The motion carried by the following vote:

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

**IV. ADMINISTRATIVE AGENDA**

**ACTUAL TIME: 4:09 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 December 14, 2020 meeting of the Architectural Board of Review.
- b. Commissioners Reed and Wiscomb reported on the December 18, 2020 meeting of the Plaza De La Guerra Working Group.
- c. Commissioner Higgins and Chair Schwartz reported on the Highway 101 Improvements Design Working Group.
- d. Vice Chair Escobedo reported on the Floor-to-Lot Area Ratio (Multi-Unit Housing) Working Group.

B. Appointment of Advisory Board Liaisons

**MOTION: Lodge/Reed**

Approve the Advisory Board Liaison appointments.

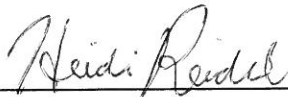
This motion carried by the following vote:

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

V. **ADJOURNMENT**

Chair Schwartz adjourned the meeting at 4:58 p.m.

Submitted by,



---

Heidi Reidel, Planning Technician I