



City of Santa Barbara

PLANNING COMMISSION

SPECIAL MINUTES

FEBRUARY 29, 2024

1:00 P.M.
City Hall, Council Chambers
735 Anacapa Street
SantaBarbaraCA.gov

COMMISSION MEMBERS:

John M. Baucke, *Chair*
Devon Wardlow, *Vice Chair*
Brian Barnwell
Lucille Boss
Donald DeLuccio
Sheila Lodge
Lesley Wiscomb

CITY COUNCIL LIAISON:

Mike Jordan

STAFF:

Tava Ostrenger, Assistant City Attorney
Megan Arciniega, Senior Planner
Mariah Johnson, Commission Secretary

CALL TO ORDER

Chair Baucke called the meeting to order at 1:00 p.m.

I. ROLL CALL

Chair John M. Baucke, Vice Chair Devon Wardlow, Commissioners Brian Barnwell, Lucille Boss, Donald DeLuccio, Sheila Lodge, and Lesley Wiscomb

Absent: Boss

STAFF PRESENT

Tava Ostrenger, Assistant City Attorney
Megan Arciniega, Senior Planner
Kathleen Kennedy, Project Planner
Julia Pujo, Project Planner
Christopher Bell, City TV Production Supervisor
Janet Ahern, City TV Production Specialist
Mariah Johnson, Commission Secretary

II. PRELIMINARY MATTERS

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

Ms. Arciniega announced the following:

1. The project at 135 E Ortega has been continued to the March 7, 2024 Planning Commission agenda.

B. Announcements and appeals:

Ms. Arciniega announced the following:

1. An appeal for a setback modification at 711 Bath Street was denied by the Staff Hearing Officer (SHO). That decision was subsequently appealed by the applicant. The project will be coming to Planning Commission (PC) next.

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

1. February 8, 2024 Planning Commission Minutes
2. Planning Commission Resolution No. 001-24
1514 Anacapa Street

MOTION: DeLuccio / Wiscomb

Approve the minutes and resolutions as presented.

The motion carried by the following vote:

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

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

Public comment opened at 1:07 p.m., and as no one wished to speak, it closed.

Written correspondence from Christine Hall was acknowledged.

III. CONTINUED ITEM

ACTUAL TIME: 1:08 P.M.

101 GARDEN STREET

Assessor's Parcel Number: 017-630-008; 009; -018; -021; -024; and -027

Zoning Designation: HRC-2/SP-2/S-D-3 (Hotel and Related Commerce/Cabrillo Plaza Specific Plan/Coastal Overlay)

Application Number: PLN2019-00052, Filing Date: 11/23/2021

Owner: The Wright Family H. Limited Partnership
Tony Bortolazzo, Agent

Applicant: Carolyn Groves, Dudek

The project consists of the merger of six lots, removal of all existing structures, and construction of a new 178,919-square-foot hotel containing 250 rooms (130 extended stay rooms; 120 "select service" rooms) and six affordable housing units (5 low-income studios and 1 moderate -income two-bedroom unit) under State Density Bonus Law, and an 85,298-square-foot subterranean parking garage on a 4.53-acre site at the southwest corner of Garden and E. Yanonali Streets. The "select service" rooms would not have kitchens. Most (119 of 130) of the "extended stay" rooms would have kitchens and would be suitable for families and larger groups. Guest amenities include library, bar, lounge, 208-square-foot market, media salon, meeting rooms,

living room, breakfast area, outdoor seating areas with spa, courtyard with pool and spa, fitness room, and a 7,500-square-foot roof deck. The main entrance to the hotel would be from Garden Street, with secondary entrances from E. Yanonali and Santa Barbara Streets. The project includes 267 vehicle parking spaces (238 subterranean and 29 at-grade) and 52 bicycle parking spaces (32 subterranean and 20 at-grade). Eight bicycle rental parking spaces are also provided for guests.

Three onsite trees would be removed (California Pepper, Date Palm, Mexican Fan Palm) and 17 onsite trees would be protected. Landscape plans include installation of approximately 185 new ornamental trees onsite. Five street trees (4 Mexican Fan Palms, 1 Cork Oak) would be removed, and 24 street trees would be protected. There would be 13 new street trees along E. Yanonali Street and Santa Barbara Street. Grading is estimated to consist of 25,900 cubic yards cut/export and 4,600 cubic yards fill. The project also includes restoration of the wetland/drainage area and 15-foot-wide buffer area located along the Garden Street frontage. The proposed project plans have not been revised since the last hearing on August 3, 2023.

The discretionary applications under the jurisdiction of the Planning Commission at this hearing are:

- A. A Parking Modification to allow less than the required number of parking spaces (Santa Barbara Municipal Code (SBMC) §28. 90.100 and SBMC §28.92.110.A.1);
- B. A Development Plan to allow the construction of approximately 153,000 square feet (net) of nonresidential development (SBMC Chapter 28.85);
- C. A Coastal Development Permit to allow the proposed development in the Appealable and Non-Appealable Jurisdictions of the City's Coastal Zone (SBMC §28.44.060); and

The project requires an environmental finding pursuant to California Environmental Quality Act Guidelines Section 15183.

Ex parte communication: Chair Baucke disclosed an ex parte communication with Brian Cearnal, Architect, regarding the project, and with staff regarding finding an economic analysis consultant to provide a housing impact study.

Kathleen Kennedy, Project Planner, gave the Staff presentation, along with Julia Pujo, Project Planner.

Shaun Gilbert, Dauntless Development, gave the Applicant presentation, and was joined by Brian Cearnal, Cearnal Collective; Dave Irelan, Delawie Architects; Jason Moody, Principal, Economic & Planning Systems, Inc.; and Dale Goldsmith, Attorney, Armbruster Goldsmith & Delvac, LLP.

Public comment opened at 1:50 p.m., and the following individuals spoke:

- 1. Wallace Piatt
- 2. Coltin Sanders
- 3. Doug Fell
- 4. Brittany Zajic
- 5. Katherine Anderson
- 6. Marc Chytilo
- 7. Gareth Kelly

8. Trish Allen
9. Noah Boland, Heal The Ocean
10. Jordan Naumu
11. Bob Ludwick
12. Citizens Planning Association
13. Steve Johnson
14. Marjan Abubo

Written correspondence from Michael Orlando, The Moffitt Family, Bryce Belinski, Barbara Sharghi, Erica Lofving, Cody Vild, Jennifer Rauch, Jacalyn Gross, Jordan Riparetti, Susanne Wood, Jean Ziesenhenn, Adam Hewitt, Supporters Alliance for Environmental Responsibility (SAFER), Anonymous, Leslie Kelleher, Marc Chytilo, Noah Boland, June and Terrence O'Rourke, Ellen Zissler, Joanne D'Egidio, Susan Shields, Jayne Johann, Steve Johnson, Brittany Zajic, Pat Saley, Anne Bauman, Betsy Robertson Cramer, Amber Rouleau, Anonymous, Jennifer Cox, Deborah Barnes, Ronit Corry, Erika Carter, and Richard Untermann was acknowledged.

Public comment closed at 2:40 p.m.

*** THE COMMISSION RECESSED FROM 4:05 TO 4:17 P.M. ***

MOTION: Baucke / Wardlow

Reject the City Staff's determination of the use of California Environmental Quality Act (CEQA) Guidelines Section 15183 for environmental review and continue the project back to Staff for the completion of an initial study for public review and resource agency input.

The motion failed by the following vote:

Ayes: 2 Noes: 4 (Barnwell, DeLuccio, Lodge, and Wiscomb) Abstain: 0 Absent: 1 (Boss)

MOTION: DeLuccio / Wiscomb

Assigned Resolution No. 003-24

Approve the project, making the findings for the Environmental Review, Parking Modification, Development Plan, and Coastal Development Permit as outlined in the Staff Report dated February 22, 2024, subject to the Conditions of Approval as outlined in the Staff Report, with the following revisions to the Conditions of Approval:

1. Page 14. Section I.F. add new section 7. Housing Trust Fund. The Owner shall voluntarily contribute \$500,000 to the Santa Barbara Local Housing Trust Fund.
2. Page 14. Section I.G. add new section 11. Art. The Owner shall continuously display art from local artists in the hotel lobby.
3. Page 11. Section E. add standard condition for condition monitoring.
4. Add a condition that lists the technical studies that apply to the project including the letters from Santa Barbara County Environmental Health Services.

The motion carried by the following vote:

Ayes: 4 Noes: 2 (Baucke and Wardlow) Abstain: 0 Absent: 1 (Boss)

Commission comments:

- Chair Baucke stated that he opposes the project because he does not believe that it meets the standard that is required in the Specific Plan to minimize the adverse impacts on the City's housing supply. The appropriate number to mitigate in this case is 25, not 11, and he

will not support a project that does not meet the conditions of the specific plan which is clearly outlined in the document from 1983.

- Vice Chair Wardlow stated that she opposes the project because she agrees with Chair Baucke's comments.

The ten calendar day appeal period was announced.

IV. CONCEPT REVIEW: (*Postponed indefinitely*)

133-135 E ORETEGA STREET

Assessor's Parcel Number: 031-081-021

Zoning Designation: C-G (Commercial General)

Application Number: PRE2023-00134

Owner: Cole Cervantes, SBID, LLC

Applicant: Jarrett Gorin, Vanguard Planning Inc.

The 34,864-square-foot site is currently developed with three commercial structures and a surface parking area. The project consists of converting the existing structures to a 25-unit residential development under the City's Average Unit-Size Density Incentive (AUD) Program and includes 2,416 square feet of demolition and 2,286 square feet of new floor area. The project includes repaving the surface parking area to provide 11 surface parking spaces, with 28 bicycle parking spaces provided within the development, the existing drive access through the building from E. Ortega Street will be removed and the area under the covered canopy will be converted to an outdoor courtyard for open yard space. Hardscape and landscape improvements are proposed throughout.

The project is being presented to the Planning Commission for AUD concept review and comments only pursuant to SBMC §30.150.060; no decisions will be made at this meeting, nor will any determination be made regarding environmental review of the proposed project. Staff Hearing Officer review and approval will be required for an Open Yard Modification under a formal planning application.

Staff Contact: Pilar Plummer, Associate Planner
PPlummer@SantaBarbaraCA.gov, (805) 564-5470 ext. 4551

Item postponed indefinitely at the applicant's request.

V. ADMINISTRATIVE AGENDA

ACTUAL TIME: 5:24 P.M.

A. Committee and Liaison Reports:

1. Staff Hearing Officer Liaison Report

No report.

2. Other Committee and Liaison Reports

- a. Commissioner Lodge reported on the Architectural Board of Review meeting of February 20, 2024.
- b. Commissioner Barnwell reported on the Transportation Circulation Committee meeting of February 22, 2024.
- c. Commissioner DeLuccio reported on the upcoming Historic Landmarks Commission meeting of March 13, 2024 and the upcoming Airport Commission meeting of March 6, 2024.
- d. Commissioner Baucke reported on the Objective Development Design Standards meeting of February 29, 2024.

B. Discussion on Subcommittees and Workshops

No discussion held.

VI. ADJOURNMENT

Chair Baucke adjourned the meeting at 5:29 p.m.

Submitted by,



Mariah Johnson, Commission Secretary