



City of Santa Barbara

PLANNING COMMISSION

MINUTES

MAY 16, 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: None

STAFF PRESENT

Tava Ostrenger, Assistant City Attorney
Megan Arciniega, Senior Planner
Jessica Grant, Supervising Transportation Planner
Jefferson Litten, Energy and Climate Program Manager
Melissa Hetrick, Administrative Analyst II
Kristian Hoffland, Administrative Analyst II
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. Item III, 711 Bath Street, on today's agenda has been postponed to the June 6th Planning Commission (PC) hearing. This was requested by staff due to timing

constraints. The Applicants have accommodated that request and asked that PC have an additional site visit in advance the June 6th hearing.

B. Announcements and appeals:

No announcements.

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

1. April 18, 2024 Planning Commission Minutes

MOTION: DeLuccio / Boss

Approve the minutes as presented.

The motion carried by the following vote:

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

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

Public comment opened at 1:02 p.m., and as no one wished to speak, it closed.

III. APPEAL ITEM

711 BATH STREET

Assessor's Parcel Number: 037-073-010

Zoning Designation: R-MH (Residential Multi-Unit and Hotel)

Application Number: PLN2023-00269

Owner: David Chase

Applicant: Amy Von Protz

The 8,995-square-foot site is currently developed with two one-story residential units and a detached single-car garage. The project consists of converting the front, 815-square-foot residence (Unit #1) to a short-term rental (hotel use). The project would also address miscellaneous violations identified in ENF2023-00142, including plumbing, piping, electrical, installation of a water heater, and conversion of the garage to a laundry room without a permit; the garage is proposed to be returned to its original permitted condition. On February 7, 2024, the Staff Hearing Officer denied an Interior Setback Modification to allow for a change of use from residential to commercial within the Interior Setback.

The purpose of the Planning Commission hearing is to consider the appeal of David Chase, of the Staff Hearing Officer's denial of an Interior Setback Modification for 711 Bath Street.

Item postponed to June 6, 2024 agenda at staff's request.

IV. NEW ITEM**ACTUAL TIME: 1:03 P.M.****CLIMATE ACTION PLAN & NEGATIVE DECLARATION**

Application Number: PLN2024-00017

Applicant: City of Santa Barbara, Sustainability & Resilience Department

The Draft 2024 Climate Action Plan (2024 CAP) provides a roadmap of specific actions to reduce greenhouse gas (GHG) emissions citywide to meet the emission targets set by the state and put the City on the path to meeting Council's adopted aspirational goal of reaching carbon neutrality by 2035. The 2024 CAP and associated draft Master Environmental Assessment for Greenhouse Gas Analysis also serve to programmatically analyze the City's GHG impacts for the purpose of meeting the requirements of the California Environmental Quality Act (CEQA), thereby streamlining CEQA review for development projects in the City. A Draft Initial Study and Negative Declaration was prepared that identifies no significant impacts to the physical environment from the 2024 CAP or Guidelines.

Planning Commission is requested to review and forward a recommendation to City Council to:

- A. Adopt the Final Negative Declaration;
- B. Adopt the 2024 Climate Action Plan; and
- C. Adopt the Master Environmental Assessment Guidelines for Greenhouse Gas Emission Analysis.

Jefferson Litten, Energy and Climate Program Manager gave the Staff presentation. Melissa Hetrick, Resilience Program Supervisor; Alelia Parenteau, Sustainability and Resilience Director; Jessica Grant, Supervising Transportation Planner; Kristian Hoffland, Energy and Climate Analyst; Samuel Furtner, Mobility Coordinator; Rachel Pelc, Energy Projects Coordinator; Julia Pujo, Environmental Analyst; and Lexi Journey and Ryan Gardner from Rincon Consultants were available to answer questions.

Public comment opened at 1:25 p.m., and as no one wished to speak, it closed.

MOTION: Boss / Wiscomb

Recommendation to City Council to adopt the Final Negative Declaration, the 2024 Climate Action Plan, and the Master Environmental Assessment Guidelines for Greenhouse Gas Emission Analysis as outlined in the Staff Report dated May 6, 2024.

The motion carried by the following vote:

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

V. ADMINISTRATIVE AGENDA**ACTUAL TIME: 2:41 P.M.**

A. Committee and Liaison Reports:

1. Staff Hearing Officer Liaison Report

No report.

2. Other Committee and Liaison Reports

- a. Commissioner Barnwell reported on the Town Hall meeting of May 10, 2024.

B. Discussion on Subcommittees and Workshops

Discussion held.

VI. ADJOURNMENT

Chair Baucke adjourned the meeting at 2:43 p.m.

Submitted by,



Mariah Johnson, Commission Secretary