



**City of Santa Barbara**  
**PLANNING COMMISSION**  
**AGENDA**  
**FEBRUARY 11, 2021**

1:00 P.M.

This Meeting Will Be Conducted Electronically  
As Described Below

**COMMISSION MEMBERS:**

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

**STAFF:**

Tava Ostrenger, Assistant City Attorney  
Allison DeBusk, Senior Planner  
Heidi Reidel, Planning Technician I

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**NOTICES**

***THIS SITE VISIT IS CANCELLED IN ACCORDANCE WITH THE STATE'S BLUEPRINT FOR A SAFER ECONOMY AND THE CITY'S PURPLE TIER ASSIGNMENT***

**A. TUESDAY, FEBRUARY 9, 2020**

**CANCELLED**

**SITE VISIT**

**2403-2407 BATH ST & 310-314 W JUNIPERO ST**

Contact: Tony Boughman, Associate Planner  
[TBoughman@SantaBarbaraCA.gov](mailto:TBoughman@SantaBarbaraCA.gov)  
(805) 564-5470, ext. 4539

**IN ORDER TO PROMOTE SOCIAL DISTANCING AND PRIORITIZE THE PUBLIC'S HEALTH AND WELL-BEING, THE GOVERNOR OF THE STATE OF CALIFORNIA ISSUED EXECUTIVE ORDER N-29-20, WHICH ALLOWS LOCAL LEGISLATIVE BODIES TO HOLD MEETINGS VIA TELECONFERENCES WHILE STILL MEETING THE STATE'S OPEN AND TRANSPARENT MEETING REQUIREMENTS. COMMISSIONERS MAY PARTICIPATE ELECTRONICALLY. AS A PUBLIC HEALTH AND SAFETY PRECAUTION, THE CITY COUNCIL CHAMBERS WILL NOT BE OPEN TO THE GENERAL PUBLIC. THE CITY OF SANTA BARBARA STRONGLY ENCOURAGES AND WELCOMES PUBLIC PARTICIPATION DURING THIS TIME. PUBLIC PARTICIPATION IS AVAILABLE THROUGH THE FOLLOWING OPTIONS:**

**TELEVISION COVERAGE:** This meeting will be broadcast live on City TV-Channel 18 and online at [SantaBarbaraCA.gov/CityTV](http://SantaBarbaraCA.gov/CityTV). See [SantaBarbaraCA.gov/CityTVProgramGuide](http://SantaBarbaraCA.gov/CityTVProgramGuide) for a rebroadcast schedule. An archived video of this meeting will be available at [SantaBarbaraCA.gov/PCVideos](http://SantaBarbaraCA.gov/PCVideos).

**ELECTRONIC PARTICIPATION:** Join meeting electronically at:

<https://attendee.gotowebinar.com/register/5841928891980098576>

You will be connected to audio using your computer's microphone and speakers (VoIP). A headset is recommended. You can also select the option to use your telephone, but you must use the GoToWebinar software to interact with the meeting. Select "Use Telephone" after joining the webinar and call in using the numbers below:

1 (415) 655-0060

PIN: 937-607-697

Webinar ID: 776-299-915

Oral comments during a meeting may be made by electronic participation only.

**WRITTEN PUBLIC COMMENT:** Public comments may be submitted via email to [PCSecretary@SantaBarbaraCA.gov](mailto:PCSecretary@SantaBarbaraCA.gov) before the beginning of the Meeting. All public comments submitted via email will be provided to the Commission and will become part of the public record. You may also submit written correspondence via US Postal Service (USPS); addressed to PC Secretary, PO Box 1990, Santa Barbara, CA 93102-1990. However, please be advised, correspondence sent via USPS may not be received in time to process prior to the meeting and email submissions are highly encouraged. **Please note that the Commission may not have time to review written comments received after 4:30 p.m. the Tuesday before the meeting.**

All public comment that is submitted before 4:30 p.m. the Tuesday before the meeting will be published on the City's website at [SantaBarbaraCA.gov/PC](http://SantaBarbaraCA.gov/PC). Comments provided via USPS or e-mail will be converted to a PDF before being posted on the City's website. **Note: comments will be published online the way they are received and without redaction of personal identifying information; including but not limited to phone number, home address, and email address. Only submit information that you wish to make available publicly.**

**PUBLIC COMMENT:** Public comment on matters not listed on the agenda will occur at the beginning of the meeting. Members of the public wishing to speak must "raise their hand" in the GoToWebinar platform by selecting the virtual hand icon, which is generally located on most devices in the upper right hand corner of the screen. When persons are called on to speak, their microphone will be activated and they will be notified to begin speaking. Each speaker will be given a total of 2 minutes to address the Commission. Pooling of time is not allowed during general public comment. The time allotted for general public comment at the beginning of the meeting is 30 minutes. The Commission, upon majority vote, may decline to hear a speaker on the grounds that the subject matter is beyond the Commission's subject matter jurisdiction.

**PUBLIC COMMENT ON AGENDIZED ITEMS:** Members of the public wishing to speak on a matter on the agenda must "raise their hand" in the GoToWebinar platform by selecting the virtual hand icon during the presentation of that item. The "raise hand" icon is generally located on most devices in the upper right hand corner of the screen. When persons are called on to speak, their microphone will be activated and they will be notified to begin speaking. Each speaker will be given a total of 2 minutes to address the Commission. Pooling of time is not permitted during meetings conducted electronically.

If you want to be listed as an interested party on an item you have the following options available to submit a request: 1. Submit an e-mail request to [PCSecretary@SantaBarbaraCA.gov](mailto:PCSecretary@SantaBarbaraCA.gov), 2. Call the PC Secretary at (805)

564-5470, ext. 4572, or 3. Submit a written request via US Postal Service (USPS); addressed to PC Secretary, PO Box 1990, Santa Barbara, CA 93102-1990. **You will need to provide your Name, Email Address, Mailing Address, and the project number (PLN) you want to be added to.**

**AGENDAS, MINUTES, REPORTS, & PUBLIC RECORD WRITINGS:** Documents relating to agenda items are available for review online at [SantaBarbaraCA.gov/PC](http://SantaBarbaraCA.gov/PC). You may contact City Planning staff at (805) 564-5578 for general questions about the status of a case.

**PUBLIC HEARING PROCEDURE:** The following review steps explain the sequence that all projects must undergo during a public hearing: 1. Introduction by the Chair; 2. Staff Presentation (15 Minutes); 3. Applicant Presentation (15 minutes); 4. Public Comment; 5. Questions from the Commission; 6. Comments from the Commission; 7. Commission Discussion; and 8. Commission Action.

**SPANISH INTERPRETATION:** If you need interpretation of your communications to Planning Commission from Spanish into English, please contact the PC Secretary at 805-564-5309 or by email at [PCSecretary@SantaBarbaraCA.gov](mailto:PCSecretary@SantaBarbaraCA.gov). If possible, notification of at least 48 hours will usually enable the City to make arrangements.

**INTERPRETACIÓN EN ESPAÑOL:** Si necesita una interpretación del español al inglés, para sus comunicaciones a la Comisión de Planificación, comuníquese con la Oficina del Secretario de la Comisión de Planificación al 805-564-5309, o por correo electrónico a [PCSecretary@SantaBarbaraCA.gov](mailto:PCSecretary@SantaBarbaraCA.gov). Si es posible, la notificación de al menos 48 horas generalmente permitirá a la Ciudad hacer los arreglos.

**AMERICANS WITH DISABILITIES ACT:** If you need services or staff assistance to attend or participate in this meeting, contact the City Administrator's Office at (805) 564 5305. If possible, notification at least 48 hours prior to the meeting will usually enable the City to make reasonable arrangements. Specialized services, such as sign language interpretation or documents in Braille, may require additional lead-time to arrange.

**APPEALS:** Decisions of the Planning Commission may be appealed to the City Council. In order to promote social distancing and protect the health and wellbeing of the public, the City Clerk will no longer be accepting appeals over the counter at City Hall. For further information and guidelines on how to appeal a decision to City Council, please contact the City Clerk's office at [Clerk@SantaBarbaraCA.gov](mailto:Clerk@SantaBarbaraCA.gov) as soon as possible. **Appeals and associated fee must be submitted in writing, via email to [Clerk@SantaBarbaraCS.gov](mailto:Clerk@SantaBarbaraCS.gov) and by first class mail postage prepaid within 10 calendar days of the meeting at which the Commission took action or rendered its decision. Appeals and associated fee post marked after the 10<sup>th</sup> calendar day will not be accepted.**

**NOTE TO INTERESTED PARTIES:** Only those persons who participate through public comment either orally or in writing on an item on this Agenda have standing to appeal the decision. Grounds for appeal are limited to those issues raised either orally or in written correspondence delivered to the review body at, or prior to, the public hearing.

**NOTICE:** On Thursday, February 4, 2021 this Agenda was posted on the outdoor bulletin board at City Hall, 735 Anacapa Street, and online at [SantaBarbaraCA.gov/PC](http://SantaBarbaraCA.gov/PC).

### NOTICE OF LINKED DIGITAL PLANS

Hyperlinks to project plans are provided in the agenda. If the project plan is available, you will see the address in the agenda displayed as a blue underlined text. To view the project plans, simply click on the blue underlined address. **Architectural and Engineering drawings are made available to facilitate the public dialog only. All such material is subject to the restrictions of U. S. Copyright Law and may not be used for other purposes without obtaining the permission of the copyright holder.**

**I. ROLL CALL****II. PRELIMINARY MATTERS**

- A. Requests for continuances, withdrawals, postponements, or addition of ex-agenda items.
- B. Announcements and appeals.
- C. Review, consideration, and action on the following draft Planning Commission minutes and resolutions:
  - 1. January 21, 2021 Planning Commission Minutes
- D. Comments from members of the public pertaining to items not on this agenda. Due to time constraints, each person is limited to two minutes.

**III. NEW ITEM****APPLICATION OF KENNETH MARSHALL, DUDEK FOR SANTA BARBARA COTTAGE HOSPITAL FOUNDATION, OWNER OF 2403-2407 BATH STREET & 310-314 W JUNIPERO STREET; APN: 025-053-008, -009, -010, -011; ZONE: O-M (OFFICE MEDICAL); LAND USE DESIGNATION: OFFICE/MEDIUM DENSITY RESIDENTIAL; PLN 2020-00341**

Proposal for a new two-story, approximately 27,317-net-square-foot Pediatric Medical Office building with a two-level approximately 45,886-square-foot subterranean parking garage. The project proposes to merge four properties, including 2403 Bath Street, 2407 Bath Street, 310 E. Junipero Street, and 314 E. Junipero Street to create a 26,911-square-foot site. All existing buildings and site development would be demolished. Three Oak trees are proposed to remain and be incorporated into the new landscape plan. The project received City Council designation as a Community Benefit Project on October 13, 2020. The project requires Planning Commission review for approval of a Development Plan, a Front Setback Modification, and an Interior Setback Modification. Pursuant to the California Environmental Quality Act (CEQA) Guidelines §15332 (In-Fill Development Projects), the project is exempt from further environmental review.

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**IV. ADMINISTRATIVE AGENDA**

- A. Committee and Liaison Reports.
  - 1. Staff Hearing Officer Liaison Report
  - 2. Other Committee and Liaison Reports

**V. ADJOURNMENT**