



City of Santa Barbara

PLANNING COMMISSION

MINUTES

JANUARY 16, 2025

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
Benjamin Peterson
Lesley Wiscomb

CITY COUNCIL LIAISON:

Mike Jordan

STAFF:

Tava Ostrenger, Assistant City Attorney
Megan Arciniega, Senior Planner
Kira Esparza, Administrative Assistant

CALL TO ORDER

Commissioner Wardlow called the meeting to order at 1:03 p.m.

I. ROLL CALL

Commissioners Devon Wardlow, Lucille Boss, Brian Barnwell, Donald DeLuccio, Benjamin Peterson, and Lesley Wiscomb

Absent: Commissioner John Baucke

STAFF PRESENT

Tava Ostrenger, Assistant City Attorney
Megan Arciniega, Senior Planner
Christopher Bell, City TV Production Supervisor
Janet Ahern, City TV Production Specialist
Barbara Burkhart, Project Planner
Kira Esparza, Administrative Assistant
Jasper Carman, Commission Secretary

II. PRELIMINARY MATTERS

A. Appointments

1. Appointment of Chair
2. Appointment of Vice Chair

MOTION: Wiscomb / DeLuccio

Nomination of Commissioner Wardlow as Chair and Commissioner Boss as Vice Chair for the 2025 calendar year.

The motion carried by the following vote:

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

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

Ms. Arciniega announced that Item IV, 1269 Ferrelo Road, has been canceled.

C. Announcements and appeals:

Ms. Arciniega welcomed Commissioner Benjamin Peterson to the Commission to replace Commissioner Sheila Lodge

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

1. December 12, 2024 Planning Commission Minutes
2. December 19, 2024 Planning Commission Minutes
3. Planning Commission Resolution No. 015-24
119 Harbor Way

MOTION: DeLuccio / Wiscomb

Approve the minutes and resolution as presented.

The motion carried by the following vote:

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

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

Public comment opened at 1:07 p.m.

The following individuals spoke regarding 1269 Ferrelo Road:

1. Rose Wills
2. Charlie Boss
3. Bill Dillon
4. Consuelo Benavidez
5. Derek Booth
6. C. Neuhauser

Public comment closed at 1:19 p.m.

Written correspondence from Derek Booth and William Dillon on behalf of Rose Wills and Michael Marzolla was acknowledged.

III. NEW ITEM**ACTUAL TIME: 1:19 P.M.****2020 CHAPALA ST**

Assessor's Parcel Number: 025-311-023

Zoning Designation: O-R (Office Restricted)

Application Number: PRE2024-00015

Applicant: Heidi Jones, AICP; Meraki Land Use Consulting, LLC

Owner: IFika, LLC;
Enoch Poon, Managing Member

Request to initiate a Zoning Map Amendment ("rezone") to consider changing the zoning of the subject site from O-R (Office Restricted) to C-G (Commercial General).

The purpose of an initiation discussion is to determine whether a project generally meets City policies, identify potential zoning and land use designation changes, and provide the applicant with positive comments to move forward with the proposal, if warranted.

Staff has determined that the initiation qualifies for an exemption from further environmental review under Section 15306 [Information Collection] of the California Environmental Quality Act (CEQA) Guidelines.

Staff Contact: Barbara Burkhart, Project Planner
BBurkhart@SantaBarbaraCA.gov, (805) 564-5470, ext. 7587

Barbara Burkhart, Project Planner, gave the Staff presentation.

Jennifer Parks, McDermott-Crockett & Associates Mortuary Manager, was available to answer questions.

Public comment opened at 1:31 p.m. and the following individuals spoke:

1. William Rogers
2. Heidi Jones

Public comment closed at 1:33 p.m.

Written correspondence from Miguel Avila, Raul Bastarrachea, Judy Mannaberg-Goldman, James Gonzalez, and Kate Carter was acknowledged.

MOTION: Wiscomb / Boss

Initiate the Zoning Map and Zoning Ordinance Amendment Rezone from Office Restricted (O-R) to Commercial General (C-G), to return to Planning Commission for further discussion of parking.

The motion carried by the following vote:

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

IV. CONTINUED ITEM: (Continued from December 19, 2024). CANCELED - This hearing is cancelled pursuant to Government Code section 65905.5 and 65950 et seq.

1269 FERRELO RD

Assessor's Parcel Number: 029-271-006

Zoning Designation: RS-15 (Residential Single Unit)

Application Number: PLN2022-00036

Applicant: Tom Moss, Anacapa Architecture

Owner: Jarryd Neil Commerford

Proposal for substantial redevelopment of the existing nonconforming residence involving partial demolition for a new 4,103-square-foot three-story residence conforming to the required setbacks with a 442-square-foot garage. Project includes permitting the as-built conversion of floor area at the basement level to habitable space, and additional improvements including removal of the existing driveway and curb cut to be replaced with a new curb cut and access bridge at the new garage location, new photovoltaic array infrastructure, a pool, and hardscape and landscape improvements throughout. The project received Parks & Recreation Commission approval for the removal of three trees in the front setback on December 13, 2023. The proposed total of 3,375-square-feet on a 12,197 square foot lot is 84% of the maximum required floor-to-lot area ratio (FAR) (includes 50% floor area reduction for the partially below grade basement). The property is adjacent to a historic resource in the English Vernacular style at 1277 Ferrelo Road.

The discretionary application under the jurisdiction of the Planning Commission at this hearing is:

- A. An appeal filed by Rose Wills of the Single Family Design Board's Final Approval of the project at 1269 Ferrelo Road.

Confirm the Environmental Analyst's determination that the project is categorically exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15302, Replacement or Reconstruction.

Staff Contact: Sebastian Herics, Assistant Planner
SHerics@SantaBarbaraCA.gov, (805) 564-5470, ext. 5541

Item IV is cancelled per Government Code 65905.5 and 65950 et seq. The project is deemed approved per the Single Family Design Board action taken October 21, 2024.

V. ADMINISTRATIVE AGENDA

ACTUAL TIME: 1:52 P.M.

- A. Appointment of Liaisons

MOTION: Wiscomb / DeLuccio

Approve the 2025 Planning Commission Liaison List.

The motion carried by the following vote:

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

B. Committee and Liaison Reports:

1. Staff Hearing Officer Liaison Report

No report.

2. Other Committee and Liaison Reports

a. Vice Chair Boss reported on the Earthquake Centennial Event.

C. Discussion on Subcommittees and Workshops

No discussion held.

VI. **ADJOURNMENT**

Chair Wardlow adjourned the meeting at 2:03 p.m.

Submitted by,



Kira Esparza, Administrative Assistant