



City of Santa Barbara

PLANNING COMMISSION

MINUTES

MARCH 7, 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

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

I. ROLL CALL

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

Absent: Baucke

STAFF PRESENT

Tava Ostrenger, Assistant City Attorney
Megan Arciniega, Senior Planner
Chris Hastert, Airport Director
Sara Iza, Principal Project Planner
Jessica Metzger, Project Planner
Pilar Plummer, Associate 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:

No requests.

B. Announcements and appeals:

Ms. Arciniega announced that the Planning Commission decision for the project at 101 Garden Street was appealed and will be going to City Council once a date is determined.

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

1. February 15, 2024 Planning Commission Minutes
2. Planning Commission Resolution No. 002-24
2020 Alameda Padre Serra

MOTION: DeLuccio / Barnwell

Approve the minutes and resolutions as presented.

The motion carried by the following vote:

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

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

Public comment opened at 1:03 p.m., and as no one wished to speak, it closed.

Written correspondence from Susanne Wood was acknowledged.

III. NEW ITEMS

A. ACTUAL TIME: 1:04 P.M.

AIRPORT MASTER PLAN – DRAFT ALTERNATIVES UPDATE

Assessor's Parcel Number: 031-160-015

Application Number: PLN2024-00017

An Airport Master Plan evaluates an airport's needs over a 20-year planning period for airfield, terminal areas, and landside facilities. While the most recent Santa Barbara Airport Master Plan was completed in 2017, Federal Airport Administration guidance encourages updating Airport Master Plans periodically (5-10 years). Such updates account for changes in conditions and operations, such as the recent change in fleet mix from regional jets to widebody jets at Santa Barbara Airport, and to ensure that the document is responsive to current and forecasted needs. Santa Barbara Airport initiated a Master Plan Update in 2022 to account for additional growth that is currently outpacing the 2017 Airport Master Plan and the most recent Federal Airport Administration's Terminal Area Forecast. This report to the Planning Commission is intended to describe the development alternatives and their associated project cost estimates, as well as the noise analysis (including a baseline of current level) being considered in the current update.

Chris Hastert, Airport Director; and Corbett Smith, C.M., Project Manager gave the Staff presentation. Jessica Metzger, Airport Planner; and Sara Iza, Principal Project Manager, were available to answer questions.

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

Discussion held.

*** THE COMMISSION RECESSED FROM 2:04 TO 2:12 P.M. ***

B. ACTUAL TIME: 2:12 P.M.

425 ALAN ROAD

Assessor's Parcel Number: 047-091-039

Zoning Designation: E-3/S-D-3 (One-Family Residence/Coastal Overlay)

Application Number: PLN2023-00354; Filing Date: August 28, 2023

Owner: Sean Shahrouzi

Applicant: Trish Allen, SEPPS, Inc.

The 14,601-square-foot site is currently developed with a one-story single-unit residence and attached two-car garage. The proposed project involves construction of a detached 1,000-square-foot Accessory Dwelling Unit (ADU), alterations to the existing driveway to accommodate one uncovered vehicle space to serve the ADU, landscaping, hardscaping, grading, and retaining walls associated with the construction.

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

- A. A Coastal Development Permit to allow the proposed development in the Non-Appealable Jurisdiction of the City's Coastal Zone (SBMC §28.44.060); and
- B. An Amendment to the Conditions of Approval associated with the underlying subdivision (Exhibit F – City Council Minutes & Conditions of Approval).

Confirm the Environmental Analyst's determination that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15303 [New Construction or Conversion of Small Structures], and SBMC Chapter 22.100.

Pilar Plummer, Associate Planner, gave the Staff presentation.

Trish Allen, SEPPS, Inc., gave the Applicant presentation, and was joined by Beth Collins, Brownstein Hyatt Farber Schreck, LLP; Kate Svensson, Project Designer; Chris Gilliland, Landscape Architect; and Sean Shahrouzi, Owner.

Public comment opened at 2:46 p.m., and the following individuals spoke:

1. Carol Shaw
2. Cameron Shaw
3. Robin D. Smith
4. Deborah Elaine Gibson
5. Bryan Walker

Written correspondence from Bryan Walker & Eve Moscato, Aira Harris, Carol Shaw, and a petition with 52 signatures was acknowledged.

Public comment closed at 2:59 p.m.

*** THE COMMISSION RECESSED FROM 3:27 TO 3:44 P.M. ***

MOTION: Wiscomb / Wardlow

Continued indefinitely.

The motion carried by the following vote:

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

IV. ADMINISTRATIVE AGENDA

ACTUAL TIME: 3:46 P.M.

A. Committee and Liaison Reports:

1. Staff Hearing Officer Liaison Report

Commissioner Boss reported on the Staff Hearing Officer meeting of February 7, 2024.

2. Other Committee and Liaison Reports

Commissioner Lodge reported on the Architectural Board of Review meeting of March 4, 2024.

B. Discussion on Subcommittees and Workshops

No discussion.

V. ADJOURNMENT

Vice Chair Wardlow adjourned the meeting at 3:52 p.m.

Submitted by,



Mariah Johnson, Commission Secretary