



City of Santa Barbara

PLANNING COMMISSION

MINUTES

SEPTEMBER 12, 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
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. Staff and the Applicant for Item III on today's agenda, 2337-2339 Edgewater Way, are requesting a continuance to the September 19, 2024 Planning Commission (PC) meeting. An old version of staff report was inadvertently posted. Staff would like to correct the record and ensure the Commission, and the public has the correct information.
2. 17-21 W Montecito Street has been continued to the October 3, 2024 PC meeting.

B. Announcements and appeals:

Chair Baucke announced the following:

1. The appeal for 101 Garden Street will be heard at City Council October 1, 2024.
2. The State Street Master Plan Vision and Short-Term Action Plan will be heard at City Council on September 17, 2024.

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

1. August 15, 2024 Planning Commission Minutes

MOTION: DeLuccio / Wiscomb

Approve the minutes as presented.

The motion carried by the following vote:

Ayes: 6 Noes: 0 Abstain: 1 (Boss) 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. **NEW ITEM**

ACTUAL TIME: 1:03 P.M.

2337 & 2339 EDGEWATER

Assessor's Parcel Number: 041-350-003 & 041-350-004

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

Application Number: PLN2023-00383 Filing Date: March 9, 2023

Owner: Curt Custard; Alexandra H Hack & Nicole L Hack

Applicant: Jarrett Gorin; Vanguard Planning, Inc.

The project consists of a Lot Line Adjustment between two adjoining parcels, identified as Parcel 1 (2339 Edgewater Way, APN 041-350-003) and Parcel 2 (2337 Edgewater Way, APN 041-350-004). The project would transfer 2,497.73 square feet of land from Parcel 1 to Parcel 2. Following the adjustment, Parcel 1 would decrease to 31,462.11 square feet and Parcel 2 would increase to 24,000.46 square feet.

Currently, Parcel 2 is landlocked from Edgewater Way. Access to the street from Parcel 2 is provided via an access easement across Parcel 1. The proposed Lot Line Adjustment would physically connect Parcel 2 to Edgewater Way, nullifying the need for an access easement.

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

- A Lot Line Adjustment to reconfigure the common line between Parcel 1 and Parcel 2, pursuant to SBMC Chapter 27.40;

- B. A Modification to Lot Frontage Requirements to allow adjusted Parcel 1 to have less than 60 feet of public street frontage as required per SBMC §28.15.080.E and SBMC §28.92.110.A.2.);
- C. A Modification to Lot Frontage Requirements to allow adjusted Parcel 2 to have less than 60 feet of public street frontage as required per SBMC 28.15.080.E and SBMC §28.92.110.A.2.); and
- D. A Coastal Development Permit to allow the proposed development in the Appealable Jurisdiction of the City's Coastal Zone (SBMC §28.44.060).

Confirm the Environmental Analyst's determination that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15305, *Minor Alterations in Land Use Limitations*, and SBMC Chapter 22.100.

Public comment opened at 1:04 p.m., and as no one wished to speak, it closed.

MOTION: Barnwell / Boss

- 1. Continued to the September 19, 2024 Planning Commission hearing.

The motion carried by the following vote:

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

IV. ADMINISTRATIVE AGENDA

ACTUAL TIME: 1:05 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 Historic Landmarks Commission meeting of September 11, 2024.
- b. Commissioner Wiscomb reported on the Blue Economy Symposium meeting of September 4, 2024.

B. Discussion on Subcommittees and Workshops

No discussion held.

V. ADJOURNMENT

Chair Baucke adjourned the meeting at 1:08 p.m.

Submitted by,

Mariah Johnson

Mariah Johnson, Commission Secretary