



City of Santa Barbara

PLANNING COMMISSION

MINUTES

OCTOBER 20, 2022

1:00 P.M.
City Hall, Council Chambers
735 Anacapa Street; and
1026 Via Los Padres
Santa Barbara 93111

COMMISSION MEMBERS:

Gabriel Escobedo, Chair
Roxana Bonderson, Vice Chair
John M. Baucke
Jay D. Higgins
Sheila Lodge
Devon Wardlow
Lesley Wiscomb

STAFF:

Tava Ostrenger, Assistant City Attorney
Allison DeBusk, Senior Planner
Gillian Fennessy, Commission Secretary

CALL TO ORDER

Chair Escobedo called the meeting to order at 1:02 p.m.

I. ROLL CALL

Chair Gabriel Escobedo, Vice Chair Roxana Bonderson, Commissioners John M. Baucke, Jay D. Higgins, Sheila Lodge, Devon Wardlow, and Lesley Wiscomb

STAFF PRESENT

Tava Ostrenger, Assistant City Attorney
Allison DeBusk, Senior Planner
Megan Arciniega, Project Planner
Tony Boughman, Associate Planner
Tony Ruggieri, City TV Production Supervisor
Gillian Fennessy, Commission Secretary

II. PRELIMINARY MATTERS

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

No requests.

B. Announcements and appeals:

Ms. DeBusk announced that the project at 2315 Edgewater Way, which the Commission reviewed on October 6, 2022, has been appealed to City Council. A hearing date has not been scheduled.

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

1. October 6, 2022 Planning Commission Minutes
2. Planning Commission Resolution No. 007-22
2315 Edgewater Way
3. Planning Commission Resolution No. 008-22
222 Mesa Lane

MOTION: Wiscomb / Lodge

Approve the minutes and resolutions as amended.

The motion carried by the following vote:

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

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

Public comment opened at 1:05 p.m., and as no one wished to speak, it closed.

III. NEW ITEMS

A. ACTUAL TIME: 1:06 P.M.

402 S. HOPE AVE

Assessor's Parcel Number: 051-240-017

Zoning Designation: RS-7.5/ACS/USS (Residential Single Unit/Auto, Commercial, and Services/Upper State)

Application Number: PLN2022-00004

Applicant / Owner: Mike Ramsey, Lusardi Construction Co. / Duane Sanders, Santa Barbara Auto Group

The 4.48-acre site is currently developed with two buildings totaling 52,593 net square feet for Santa Barbara Auto Group's dealership for Porsche, BMW, Audi, and Mercedes-Benz. The proposed project involves construction of 4,529 net square feet of additions, consisting of a new 1,708-square-foot electric vehicle maintenance building, 2,354 square feet of additions for the existing Porsche/Mercedes building, and a 467-square-foot addition to the existing BMW/Audi building. The project also includes a new unenclosed 1,475-square-foot service portico for Porsche, and demolition and reconstruction of the existing trash enclosure.

The discretionary application under the purview of the Planning Commission required for this project is a Development Plan to allow the construction of 4,529 net square feet of net new nonresidential development (Santa Barbara Municipal Code (SBMC) Chapter 30.230).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15301, Existing Facilities.

Tony Boughman, Associate Planner, gave the Staff presentation.

Mike Ramsey, Applicant was available to answer questions.

Public comment opened at 1:15 p.m., and as no one wished to speak, it closed.

MOTION: Bonderson / Baucke

Assigned Resolution No. 009-22

Approve the project, making the findings for the Development Plan as outlined in the Staff Report dated October 13, 2022, subject to the Conditions of Approval as outlined in the Staff Report, with the addition of the bicycle parking condition recommended by Staff.

The motion carried by the following vote:

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

The ten-calendar-day appeal period was announced.

*** THE COMMISSION RECESSED FROM 1:29 TO 1:37 P.M. ***

B. ACTUAL TIME: 1:37 P.M.

1336 SHORELINE DRIVE

Assessor's Parcel Number: 045-195-017

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

Application Number: PLN2022-00169 **Filing Date:** May 25, 2022

Applicant / Owner: Heidi Jones, SEPPS / Arusha Revocable Trust

Proposal to demolish the existing single-unit residence and garage and construct a new two-story single-unit residence with a basement, garage, and attached Standard Accessory Dwelling Unit (ADU). The new residence would be 2,014 square feet plus a 1,126-square-foot basement and a 453-square-foot attached garage. The attached ADU would be 427 square feet plus a 578-square-foot basement. The project also proposes to relocate the driveway and pedestrian access from Shoreline Drive to San Rafael Avenue.

The discretionary application required for this project is a Coastal Development Permit (CDP2022-00016) to allow the proposed development in the Appealable and Non-Appealable Jurisdiction of the City's Coastal Zone (SBMC §28.44.060).

The Environmental Analyst has determined 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.

EX PARTE COMMUNICATION: Commissioner Higgins disclosed an ex parte communication with the Applicant regarding the project.

EX PARTE COMMUNICATION: Commissioner Wardlow disclosed an ex parte communication with the Applicant regarding the project.

Megan Arciniega, Project Planner, gave the Staff presentation.

Ken Radkey, Blackbird Architects, gave the Applicant presentation, and was joined by Heidi Jones, SEPPS and David Meline, Owner.

Public comment opened at 1:59 p.m., and the following individuals spoke:

1. Dawn McGrew
2. Jared Ficker
3. Robert La Cava

Public comment closed at 2:08 p.m.

Written correspondence from Robert La Cava and Dawn McGrew & Patrick C. Wade was acknowledged.

MOTION: Wiscomb /Wardlow

Assigned Resolution No. 010-22

Approve the project, making the findings for the Coastal Development Permit as outlined in the Staff Report dated October 13, 2022, subject to the Conditions of Approval as outlined in the Staff Report, with the following additions to the Conditions of Approval and a comment from the Commission:

1. Add a condition that all vehicles related to the construction are prohibited from parking at Shoreline Park.
2. Add a condition that the palm tree by the proposed driveway be inspected during construction to ensure its integrity and should it look to be compromised that it will be removed and replaced in a location suitable to the City Arborist at the expense of the owner.
3. The Commission encourages the applicant and the Single Family Design Board (SFDB) to work together to attempt to address concerns of north-side neighbor.

The motion carried by the following vote:

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

The ten calendar day appeal period was announced.

*** THE COMMISSION RECESSED FROM 3:07 TO 3:17 P.M. ***

IV. DISCUSSION ITEM

ACTUAL TIME: 3:17 P.M.

PLANNING COMMISSION GUIDELINES

Application Number: PLN2022-00150

The Planning Commission will review and make recommendation to City Council on updated Guidelines that address preparation for and conduct of Planning Commission meetings.

MOTION: Wiscomb /Wardlow

Waive the Staff Presentation.

This motion carried by the following vote:

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

Public comment opened at 3:19 p.m., and as no one wished to speak, it closed.

MOTION: Lodge / Bonderson

Recommend approval of the guidelines to City Council including the additions proposed which were to provide the meeting materials a week before the meeting and to reference the professional conduct language as an Appendix in the Table of Contents.

This motion carried by the following vote:

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

V. ADMINISTRATIVE AGENDA**ACTUAL TIME: 3:38 P.M.****A. Committee and Liaison Reports:****1. Staff Hearing Officer Liaison Report**

No report.

2. Other Committee and Liaison Reports

- a. Commissioner Baucke reported on the October 3, 2022 meeting of the Santa Barbara Design Standards Working Group.
- b. Commissioner Bonderson reported that the next Transportation and Circulation Committee meeting will be held on October 27, 2022.
- c. Commissioner Bonderson reported that the next State Street Advisory Committee meeting will be held on October 27, 2022.

VI. ADJOURNMENT

Chair Escobedo adjourned the meeting at 3:41 p.m.

Submitted by,



Gillian Fennessy, Commission Secretary