



City of Santa Barbara

PLANNING COMMISSION

MINUTES

DECEMBER 14, 2023

1:00 P.M.

City Hall, Council Chambers
735 Anacapa Street
SantaBarbaraCA.gov

COMMISSION MEMBERS:

Roxana Bonderson, *Chair*
John M. Baucke, *Vice Chair*
Lucille Boss
Donald DeLuccio
Sheila Lodge
Devon Wardlow
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 Bonderson called the meeting to order at 1:02 p.m.

I. ROLL CALL

Chair Roxana Bonderson, Vice Chair John M. Baucke, Commissioners Lucille Boss, Donald DeLuccio, Sheila Lodge, Devon Wardlow, and Lesley Wiscomb

Absent: None

STAFF PRESENT

Tava Ostrenger, Assistant City Attorney
Allison DeBusk, City Planner
Megan Arciniega, Senior Planner
Ellen Kokinda, Design Review Supervisor
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:

1. Ms. Arciniega announced that on Tuesday December 5, 2023, City Council appointed new and returning Board and Commission Members. Commissioner DeLuccio was reappointed for a four year term. Chair Bonderson has chosen not to seek reappointment, and Brian Barnwell was appointed. He will be joining Planning Commission on January 11, 2024.
2. Ms. Kokinda announced that the project at 3208 Laurel Canyon Road was an appeal of Single Family Design Board Final Approval and a Minor Zoning Exception. The project has been withdrawn and will not be heard at today's meeting.

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

1. November 9, 2023 Planning Commission Minutes
2. November 16, 2023 Planning Commission Minutes

MOTION: Lodge / DeLuccio

Approve the minutes as presented.

The motion carried by the following vote:

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

MOTION: Wiscomb / Bonderson

Approve the minutes as amended.

The motion carried by the following vote:

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

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

Public comment opened at 1:12 p.m., and as no one wished to speak, it closed.

Written correspondence from Allied Neighborhoods Association and Strong Towns Santa Barbara was acknowledged.

III. APPEAL ITEM

ACTUAL TIME: 1:14 P.M.

101 SANTA CRUZ

Assessor's Parcel Number: 045-181-010
Zoning Designation: E-3/S-D-3 (One-Family Residence/Coastal Overlay)
Application Number: PLN2022-00233
Owner: Victoria Pankiv
Applicant: Thomas Ochsner, AIA

The 5,863-square-foot site, located at the corner of Santa Cruz Boulevard and Shoreline Drive, is currently developed with a 1,095-square-foot single-story residence with a 237-square-foot attached garage. The project includes demolition of the existing residence and garage and construction of a new 1,963-square-foot two-story residence with a 406-square-foot attached garage. A new sidewalk would be provided along Shoreline Drive. The Parks and Recreation Commission approved the removal of one pepper tree and one palm tree. The project received approval from the Staff Hearing Officer for a front setback modification to allow the new residence to encroach into the required 20-foot setback from Santa Cruz Boulevard, and an open yard modification to allow the open yard without the required minimum dimensions.

The purpose of this Planning Commission hearing is to consider the appeal of Jorene Lopez and Jeffrey Yen of the Single Family Design Board's Final Approval for 101 Santa Cruz Boulevard.

Ellen Kokinda, Design Review Supervisor, gave the Staff presentation. Lauralee Anderson, Architect, representing Single Family Design Board (SFDB), was available to answer questions.

Jeffrey Yen gave the Appellant presentation.

Tom Ochsner, Architect, gave the applicant presentation.

Public comment opened at 1:43 p.m., and the following individual spoke:

1. Marc Chytilo

Written correspondence from Ray and Sheri Ochs was acknowledged.

Public comment closed at 1:47 p.m.

MOTION: Wiscomb / DeLuccio

Assigned Resolution No. 014-23

Deny the appeal and make the findings for Final Approval that the project plans are in substantial conformance with the plans granted Project Design Approval and conditions applied by the City Council.

The motion carried by the following vote:

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

This decision is a final action and cannot be appealed.

*** THE COMMISSION RECESSED FROM 2:27 TO 2:36 P.M. ***

IV. APPEAL ITEM – NOTE: The project at 3208 Laurel Canyon Road has been withdrawn and will not be heard.

ACTUAL TIME: 2:36 P.M.

3208 LAUREL CANYON ROAD

Assessor's Parcel Number: 055-180-002
Zoning Designation: RS-7.5 (Residential Single Unit)
Application Number: PLN2022-00269
Owner: Goodman Family Trust 3/19/1997
Jerry H. Goodman and Anne F. Goodman, Trustees
Applicant: Joe Steuer, Studio 4 Design Group

The subject parcel is developed with a one-story, 1,288-square-foot single-unit residence and a 241-square-foot attached one-car garage.

The project proposes a 192-square-foot first-floor addition and a 758-square-foot second-story addition. The project also includes an interior remodel; a new 200-square-foot carport; a 345-square-foot first-floor covered patio; two second-story decks totaling 106 square feet; removal of the existing concrete driveway and replacement with permeable paver system; new landscape; and associated mechanical, electrical, and plumbing upgrades. The 241-square-foot attached garage will remain. A Minor Zoning Exception (MZE) was approved by the Single Family Design Board (SFDB) to allow over height existing and proposed hedges within the easterly interior setback. The proposed total of 2,679 square feet on a 6,600-square-foot lot is 94 percent of the maximum required floor-to-lot area ratio (FAR).

The purpose of this Planning Commission hearing is to consider the appeal from the Law Office of Marc Chytilo on behalf of Anita Williamson, owner of the adjacent property to the east at 3210 Laurel Canyon Road, of the Single Family Design Board's Final Approval and approval of a Minor Zoning Exception to allow over-height existing and proposed hedges within the easterly interior setback at 3208 Laurel Canyon Road.

Project withdrawn at the Applicant's request and not heard by the Planning Commission.

V. APPEAL ITEM**ACTUAL TIME: 2:36 P.M.****225 EQUESTRIAN AVENUE**

Assessor's Parcel Number: 029-122-011
Zoning Designation: C-R (Commercial Restricted)
Application Number: PLN2022-00445
Owner: Mart Herbert, Herbert House LLC
Applicant: Jeff Shelton

The 5,350-square-foot site is currently developed with a warehouse and attached apartment. The project consists of demolition of existing onsite structures and construction of a new three-story 6,138-square-foot mixed-use building comprised of a 3,640-square-foot single-unit residence, a 631-square-foot Accessory Dwelling Unit (ADU), a 1,287-square-foot commercial office, and a 580-square-foot garage. On October 18, 2023, the project received approval from the Staff Hearing Officer for an Interior Setback Modification to allow a 6-inch setback on the western property line, an Interior Setback Modification to allow portions of the third-story to have a 6-foot setback along the eastern property line, and an Open Yard Modification to allow the at grade open yard to be in an area primarily used for nonresidential purposes.

The purpose of this Planning Commission hearing is to consider the appeal of Richard G. and Jane K. Westerman, of the Staff Hearing Officer's approval of Interior Setback Modifications for 225 Equestrian Avenue.

Pilar Plummer, Associate Planner, gave the Staff presentation. Ellen Kokinda, Staff Hearing Officer, was available to answer questions.

Richard G. Westerman gave the Appellant presentation.

Jeff Shelton, Architect, gave the Applicant presentation.

Public comment opened at 3:39 p.m., and as no one wished to speak, it closed.

MOTION: Bonderson / Wardlow

Deny the appeal and uphold the Staff Hearing Officer's approval of the modifications, as identified in Staff Hearing Officer Resolution No. 043-23.

The motion carried by the following vote:

Ayes: 6 Noes: 0 Abstain: 1 Absent: 0

The ten calendar day appeal period was announced.

VI. ADMINISTRATIVE AGENDA**ACTUAL TIME: 4:30 P.M.****A. Committee and Liaison Reports:****1. Staff Hearing Officer Liaison Report**

No report.

2. Other Committee and Liaison Reports

- a. Commissioner DeLuccio reported on the Historic Landmarks Commission (HLC) meeting of December 6, 2023.
- b. Commissioner Wiscomb reported on the Ordinance Committee meeting of December 12, 2023.
- c. Chair Bonderson reported on the Architectural Board of Review (ABR) meetings of October 30, 2023 and November 13, 2023.
- d. Chair Bonderson reported on the State Street Advisory Committee meeting of October 23, 2023.

VII. ADJOURNMENT

Chair Bonderson adjourned the meeting at 4:37 p.m.

Submitted by,



Mariah Johnson, Commission Secretary