



# City of Santa Barbara

## PLANNING COMMISSION

### MINUTES

### APRIL 7, 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

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#### **CALL TO ORDER**

Chair Escobedo called the meeting to order at 1:01 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  
Kelly Brodison, Associate Planner  
Pilar Plummer, Assistant Planner  
Tony Ruggieri, City TV Production Supervisor  
Janet Ahern, City TV Production Specialist  
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:  
  
No announcements.
- C. Review, consideration, and action on the following draft Planning Commission minutes and resolutions:

1. March 17, 2022 Planning Commission Minutes

**MOTION: Wiscomb / Baucke**

Approve the minutes as presented.

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

Written correspondence from Richard Closson was acknowledged.

**III. CONTINUED ITEM CONTINUED FROM MARCH 17, 2022**

**ACTUAL TIME: 1:05 P.M.**

**418 N SALSIPUEDES ST**

Assessor's Parcel Number: 031-293-019

Zoning Designation: M-I (Manufacturing Industrial)

Application Number: PLN2022-00380

Applicant / Owner: Helen Hea Bin Kang, AB Design Studio / James D. Andros, Andros Family Trust

Proposal to convert a portion of the existing building from an industrial kitchen to a commercial kitchen. This type of use is only allowed as an accessory use and is limited to a maximum of 880 square feet (10% of the building size).

The discretionary application required for this project is a Performance Standard Permit to allow accessory uses (the commercial kitchen in connection with the existing front retail / tasting area) to exceed the 10% allowed in the M-I zone (SBMC §30.30.020, §30.185.030 and Chapter 30.255).

The project is exempt from further environmental review under California Environmental Quality Act Guidelines Section 15301 (Existing Facilities).

The Staff Hearing Officer denied the project at a public hearing on January 26, 2022. The Staff Hearing Officer's decision was suspended at the request of a Planning Commissioner in accordance with SBMC §30.205.150.A.2.c. The Planning Commission shall review and affirm, reverse, or modify the decision of the Staff Hearing Officer after conducting a public hearing.

Kelly Brodison, Associate Planner, gave the Staff presentation.

Public comment opened at 1:06 p.m., and as no one wished to speak, it closed

**MOTION: Wiscomb / Higgins****Assigned Resolution No. 001-22**

Approve the project, making the findings for the Performance Standard Permit as outlined in the Staff Report dated March 30, 2022, subject to the Conditions of Approval as outlined in the Staff Report.

The motion carried by the following vote:

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

The ten calendar day appeal period was announced.

**IV. NEW ITEM**

**ACTUAL TIME: 1:08 P.M.**

**1384 SHORELINE DRIVE**

Assessor's Parcel Number: 045-193-019

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

Application Number: PLN2021-00545 / Filing Date: November 23, 2021

Applicant / Owner: Adam Sharkey, Blackbird Architects / Deborah & Jaime Perez

Proposal to demolish the existing single-unit residence and all onsite structures, and construct a new 2,043-square-foot single-unit residence with a partial second-story, a 422-square-foot attached garage, a new in-ground pool, a detached 34-square-foot pool amenity structure, and associated hardscape and landscape improvements. The 6,191-square-foot property is located in both the Appealable and Non-Appealable Jurisdiction of the Coastal Zone, but the majority of the site is Appealable.

The project is exempt from further environmental review under California Environmental Quality Act Guidelines Sections 15301 (Existing Facilities) and 15303 (New Construction or Conversion of Small Structures).

Pilar Plummer, Assistant Planner, gave the Staff presentation.

Adam Sharkey, Blackbird Architects, gave the Applicant presentation.

Public comment opened at 1:27 p.m., and as no one wished to speak, it closed.

Written correspondence from Paulina Conn was acknowledged.

**MOTION: Wiscomb / Bonderson****Assigned Resolution No. 002-22**

Approve the project, making the findings for the Coastal Development Permit as outlined in the Staff Report dated March 30, 2022, subject to the Conditions of Approval as outlined in the Staff Report.

The motion carried by the following vote:

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

The ten calendar day appeal period was announced.

**V. ADMINISTRATIVE AGENDA****ACTUAL TIME: 1:40 P.M.****A. Committee and Liaison Reports:****1. Staff Hearing Officer Liaison Report**

Commissioner Higgins reported on the April 6, 2022 Staff Hearing Officer meeting.

**2. Other Committee and Liaison Reports**

- a. Commissioner Lodge reported on the March 30, 2022 meeting of the Historic Landmarks Commission.
- b. Commissioner Wiscomb announced the upcoming Plaza De La Guerra Working Group and Historic Landmarks Commission joint meeting on April 22, 2022.
- c. Commissioner Bonderson reported on the March 7, March 21, and April 4, 2022 Architectural Board of Review meetings.
- d. Commissioner Bonderson announced the upcoming State Street Advisory Committee meeting on April 18, 2022 and the upcoming Transportation and Circulation Committee meeting on April 28, 2022.

**VI. ADJOURNMENT**

Chair Escobedo adjourned the meeting at 1:48 p.m.

Submitted by,

  
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Gillian Fennessy, Commission Secretary