



City of Santa Barbara

PLANNING COMMISSION

MINUTES

OCTOBER 10, 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 1:00 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: Baucke and Barnwell

STAFF PRESENT

Tava Ostrenger, Assistant City Attorney
Megan Arciniega, Senior Planner
Holly Garcin, Assistant 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:
No announcements.
- C. Comments from members of the public pertaining to items not on this agenda:

Public comment opened at 1:01 p.m., and as no one wished to speak, it closed.

Written correspondence from Mary Flood, Jennifer Sills, and Steven A. Johnson was acknowledged.

III. **NEW ITEM**

ACTUAL TIME: 1:02 P.M.

1533 STATE ST

Assessor's Parcel Number: 027-231-022

Zoning Designation: C-G (Commercial General)

Application Number: PLN2024-00327

Owner: PS & RS LLC

Applicant: Lisa Oglesby, IV Food Co-Op

The 18,839-square-foot lot is currently developed with a nonresidential building. The subject address is a one-story building comprised of the Isla Vista Food Cooperative (IVFC), Downtown Market, featuring Cantwell's deli. (1533 State Street is the address on the exterior of the structure and the commonly known address online, etc. However, 1529 State Street is the address recognized by the Assessor's Office.)

The project requests to change the ownership name on the existing Type 20 Off-Sale Beer and Wine Alcohol Beverage Control (ABC) license to sell beer, wine, and malt liquor for off-site consumption. IVFC has reduced the locations and floor area (by approximately 125 square feet) where alcohol is sold within the existing market since the previous ownership. Review and approval of a Conditional Use Permit (CUP) and two variations to the Alcohol Beverage Retail Establishments Performance and Development Standards for distance and containers is requested from the Planning Commission pursuant to Santa Barbara Municipal Code Sections 30.215 and 30.185.075. No other interior or exterior changes are proposed as part of this project. The project site is zoned C-G (Commercial-General) and has a General Plan Land Use Designation of Commercial/High Density Residential (28-36 du/ac).

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

- A. A Conditional Use Permit to allow the sale of alcoholic beverages for off-site consumption with a Type 20 license under the Alcoholic Beverage Control Act (SBMC §30.185.075 & SBMC §30.215.)

Confirm the Environmental Analyst's determination that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15301 and SBMC Chapter 22.100.

Holly Garcin, Assistant Planner, gave the Staff presentation.

Lisa Oglesby, President, IV Food Co-Op, gave the Applicant presentation.

Public comment opened at 1:18 p.m., and the following individuals spoke:

1. Hernan Cornejo

Written correspondence from Rev. Elizabeth Molitors, Alec Gasca, Tami Chambers, Lisa Martin, and Taylor Miller was acknowledged.

Public comment closed at 1:21 p.m.

MOTION: Wiscomb / Boss

Approve the project, making the findings for the Conditional Use Permit and confirming the Environmental Analyst's determination of exemption as outlined in the Staff Report dated October 3, 2024, subject to the Conditions of Approval as outlined in the Staff Report, with the following revisions:

1. The variation to the minimum container size requirement is approved because it qualifies as an appropriate financial hardship and, based on review of 4 years and 6 months of Police Department data on calls for service during operation by the previous owner, there is not a significant adverse effect on crime and nuisance due to alcohol sales of this type at the project site.
2. Granting the variance is in support of a local business which is in compliance with the General Plan Economic and Fiscal Health Element.
3. The exemption to the distance requirement that new non-transferred licenses only be located on a lot that is a minimum of 500 feet away from any residentially zoned lot, or any lot that contains a public or private elementary or high school, health care facilities, social services facility, substance abuse treatment centers, religious facilities, parks or playgrounds, is appropriate. If the exact distance were to change, that would not change the findings of Planning Commission.
4. In section C.3.a, "wine and wine coolers," change 750 milliliters to 187.5 milliliters.
5. In section C.3.b, "Beer, Ale, and Malt Liquor," change 32 ounces 12 ounces.

The motion carried by the following vote:

Ayes: 5 Noes: 0 Abstain: 0 Absent: 2 (Barnwell and Baucke)

AMENDED MOTION: Wiscomb / Boss

Assigned Resolution No. 013-24

Approve the project, making the findings for the Conditional Use Permit and confirming the Environmental Analyst's determination of exemption as outlined in the Staff Report dated October 3, 2024, subject to the Conditions of Approval as outlined in the Staff Report, with the following revisions:

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2. Granting the variance is in support of a local business which is in compliance with the General Plan Economic and Fiscal Health Element.
3. The exemption to the distance requirement that new non-transferred licenses only be located on a lot that is a minimum of 500 feet away from any residentially zoned lot, or any lot that contains a public or private elementary or high school, health care facilities, social services facility, substance abuse treatment centers, religious facilities, parks or playgrounds, is

appropriate. If the exact distance were to change that would not change the findings of Planning Commission.

4. In section C.3.a, "wine and wine coolers," change 750 milliliters to *187 milliliters*.
5. In section C.3.b, "Beer, Ale, and Malt Liquor," change 32 ounces 12 ounces.

The motion carried by the following vote:

Ayes: 5 Noes: 0 Abstain: 0 Absent: 2 (Barnwell and Baucke)

The ten calendar day appeal period was announced.

IV. **ADMINISTRATIVE AGENDA**

ACTUAL TIME: 2:39 P.M.

A. Committee and Liaison Reports:

1. Staff Hearing Officer Liaison Report

No report.

2. Other Committee and Liaison Reports

- a. Commissioner Wiscomb reported on the Street Tree Advisory Committee meeting of October 3, 2024.

B. Discussion on Subcommittees and Workshops

No discussion held.

V. **ADJOURNMENT**

Vice Chair Wardlow adjourned the meeting at 2:41 p.m.

Submitted by,



Kira Esparza, Administrative Assistant