



City of Santa Barbara

PLANNING COMMISSION

MINUTES

APRIL 13, 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

STAFF:

Tava Ostrenger, Assistant City Attorney
Allison DeBusk, Senior Planner
Kira Esparza, 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

STAFF PRESENT

Tava Ostrenger, Assistant City Attorney
Allison DeBusk, Senior Planner
Kathleen Kennedy, Project Planner
Christopher Bell, City TV Production Supervisor
Janet Ahern, City TV Production Specialist
Kira Esparza, 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 1:03 p.m., and as no one wished to speak, it closed.

Written correspondence from Marie Hebert was acknowledged.

III. **NEW ITEM**

ACTUAL TIME: 1:03 P.M.

1617 and 1621 Anacapa St

Assessor's Parcel Number:	027-182-009, 027-182-008, and 027-182-027
Zoning Designation:	O-R (Office Restricted) and R-M (Residential Multi-Unit)
Application Number:	PLN2022-00416
Owner:	Marcela Caceres, Bright Start Director
Applicant:	Steve Fort, SEPPS

The project site, consisting of two lots (1617 and 1621 Anacapa Street), is currently developed with the Bright Start Child Development Center (Bright Start), two residential units, and two residential parking spaces. The project consists of the conversion of an existing 400-square-foot accessory structure located at the rear of the 1621 Anacapa St. lot to a classroom, an increase in enrollment from 60 to 75 children, and an increase in staff from 5 to 7 members for Bright Start.

The conversion of the structure involves the relocation of a door, the addition of a window, and a change from a roll-up door to a bi-folding door. Project also includes new permeable pavers in the patio and walkway areas, and two bicycle parking spaces (one residential and one for Bright Start).

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

- A. Amendment to the Conditional Use Permit to convert the accessory structure to a classroom, increase the enrollment from 60 to 75 children, and increase staff from 5 to 7 members in the O-R and R-M Zones (SBMC Chapter 30.215); and
- B. Determine that the project is categorically exempt from further environmental review pursuant to California Environmental Quality Act Guidelines Section 15301 [Existing Facilities].

EX PARTE COMMUNICATION: Commissioner Lodge disclosed an ex parte communication with the Applicant when they were both at the project site.

Kathleen Kennedy, Project Planner, gave the Staff presentation.

Steve Fort, SEPPS, gave the Applicant presentation, and was joined by Nicole Biergiel, Planner; Kevin Dumain, Architect; Marcela Caceres, Bright Start Director.

Public comment opened at 1:21 p.m., and the following individuals spoke:

1. Sonny Palta

Written correspondence from Bill Polkowski, Seth Althaus, Pat Saley, and Eileen Monahan was acknowledged.

Public comment closed at 1:23 p.m.

MOTION: DeLuccio / Wiscomb

Assigned Resolution No. 003-23

Approve the project, making the findings for the Amendment to the Conditional Use Permit and CEQA Exemption as outlined in the Staff Report dated April 6, 2023, subject to the Conditions of Approval as outlined in the Staff Report, and with the following addition to the Condition of Approval: Bright Start shall add parking information to their contracts and send regular reminders to the parents.

The motion carried by the following vote:

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

IV. ADMINISTRATIVE AGENDA

ACTUAL TIME: 1:52 P.M.

A. Committee and Liaison Reports:

1. Staff Hearing Officer Liaison Report

Commissioner Boss reported on the Staff Hearing Officer meetings of March 22, 2023 and April 5, 2023.

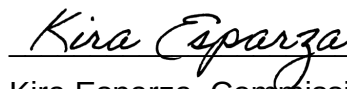
2. Other Committee and Liaison Reports

- a. Commissioner Lodge reported on the March 20, 2023 and April 3, 2023 meetings of Sustainability Council Committee.
- b. Commissioner Baucke reported on the status of the Objective Design Standards working group's work product.
- c. Commissioner DeLuccio reported on the March 29, 2023 meeting of Historic Landmarks Commission.
- d. Commissioner Bonderson reported on the March 20, 2023 meeting of Architectural Board of Review.

V. ADJOURNMENT

Chair Bonderson adjourned the meeting at 2:03 p.m.

Submitted by,



Kira Esparza, Commission Secretary