



City of Santa Barbara

PLANNING COMMISSION

MINUTES

JULY 11, 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

Chair Baucke called the meeting to order at 1:01 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: Wardlow, Boss, and Lodge

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

1. June 6, 2024 Planning Commission Minutes
2. June 13, 2024 Planning Commission Minutes
3. Planning Commission Resolution No. 009-24
1269 Ferrelo Road

MOTION: DeLuccio / Barnwell

Approve the minutes and resolution as presented.

The motion carried by the following vote:

Ayes: 4 Noes: 0 Abstain: 0 Absent: 3 (Wardlow, Boss, and Lodge)

- 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 Derek Booth was acknowledged.

III. CONTINUED ITEM – (Item postponed to August 15, 2024)

2339 EDGEWATER WAY

Assessor's Parcel Number: 041-350-003 & 041-350-004

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

Application Number: PLN2022-00368 Filing Date: March 9, 2023

Owner: Curt Custard & Alexandra H. and Nicole L. Hack

Applicant: Jarrett Gorin, Vanguard Planning, Inc.

The project consists of a Lot Line Adjustment to transfer 2,497.73 square feet from 2339 Edgewater Way (APN 041-350-003) to 2337 Edgewater Way (APN 041-350-004).

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

- A. Lot Line Adjustment to reconfigure the common line between Parcel 1 and Parcel 2, pursuant to SBMC Chapter 27.40;
- B. A Coastal Development Permit to allow the proposed development in the Appealable Jurisdiction of the City's Coastal Zone (SBMC §28.44.060);
- C. A Modification to allow adjusted Parcel 1 to have less than 60 feet of public street frontage as required per SBMC §28.15.080.E and SBMC §28.92.110.A.2. This needs to be the code section that regulates the standard such as 28.15.060 or Table 30.20.030.A and also the section related to mods such as 28.92.110 or 30.250.020); and

- D. A Modification to allow adjusted Parcel 2 to have less than 60 feet of public street frontage as required per SBMC 28.15.080.E and SBMC §28.92.110.A.2. This needs to be the code section that regulates the standard such as 28.15.060 or Table 30.20.030.A and also the section related to mods such as 28.92.110 or 30.250.020).

Item postponed to August 15, 2024.

IV. NEW ITEM

ACTUAL TIME: 1:04 P.M.

504 STATE STREET

Assessor's Parcel Number: 037-173-020
Zoning Designation: M-C (Manufacturing Commercial)
Application Number: PLN2023-00407
Owner: RTK Associates
Applicant: Omar Khashen; Project 1938 LLC

The 11,200-square-foot lot is currently developed with a two-story mixed-use building comprised of a series of commercial storefronts (502-510 State Street) constructed in 1925 by Edwards and Plunkett and is a contributing historic resource. The project involves a new Alcohol Beverage Control (ABC) license (Type 20) for Lily's Donuts & Pops at 504 State Street, proposing to sell artisan donuts and popsicles paired with local beer and wine. The Type 20 license would allow Lily's to sell wine and beer for off-site consumption under the ABC Act. Review and approval of a variation to the Alcohol Beverage Retail Establishments "distance" development standard is requested from the Planning Commission pursuant to Santa Barbara Municipal Code Section 30.185.075. Exterior changes are limited to new signage. See Exhibits A and B for project plans and an applicant letter, respectively.

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 offsite 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[Existing Facilities and SBMC Chapter 22.100.

Holly Garcin, Assistant Planner, gave the Staff presentation.

Komron Tarkeshian, Owner, gave the Applicant presentation, and was joined by Omar Khashen, Project 1938 LLC; and Gary Coburn.

Public comment opened at 1:30 p.m., and as no one wished to speak, it closed.

MOTION: Wiscomb / DeLuccio**Assigned Resolution No. 010-24**

Approve the project, making the findings for the Conditional Use Permit and confirm the Environmental Analyst's determination of exemption as outlined in the Staff Report dated July 3, 2024, subject to the Conditions of Approval as outlined in the Staff Report.

The motion carried by the following vote:

Ayes: 4 Noes: 0 Abstain: 0 Absent: 3 (Warlow, Boss, and Lodge)

V. ADMINISTRATIVE AGENDA

ACTUAL TIME: 1:45 P.M.

A. Committee and Liaison Reports:

1. Staff Hearing Officer Liaison Report

No report.

2. Other Committee and Liaison Reports

- a. Chair Baucke reported on the State Street Advisory Committee meeting of June 26, 2024.

B. Discussion on Subcommittees and Workshops

No discussion held.

VI. ADJOURNMENT

Chair Baucke adjourned the meeting at 1:47 p.m.

Submitted by,



Mariah Johnson, Commission Secretary