City of Santa Barbara
PLANNING COMMISSION MINUTES
MAY 2, 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: None

STAFF PRESENT

Tava Ostrenger, Assistant City Attorney
Megan Arciniega, Senior Planner
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:

Ms. Arciniega announced the following:

1. City Council has approved a contract with BAE to work on setting the City's inclusionary requirements and fees. This includes looking at linkage fees for housing demand and hotel developments. The study is expected to take six to nine months.
2. Single Family Design Board (SFDB) granted final approval for the project at 1269 Ferrelo Road. The SFDB decision was appealed and will be coming before Planning Commission (PC) on June 6, 2024.
3. The project at 101 Garden Street was approved by PC and subsequently appealed to City Council. The appeal hearing will take place on June 25, 2024. Commissioner Wiscomb will attend the appeal hearing as the PC representative and Commissioner DeLuccio will accompany her.

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

1. April 4, 2024 Planning Commission Minutes

2. Planning Commission Resolution No. 007-24
621 Chapala Street

MOTION: DeLuccio / Wardlow
Approve the minutes and resolution 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 1:05 p.m., and as no one wished to speak, it closed.

Written correspondence from Steve Johnson was acknowledged.

III. NEW ITEM

ACTUAL TIME: 1:06 P.M.

137 E DE LA GUERRA STREET

Assessor's Parcel Number:	031-011-009
Zoning Designation:	C-G (Commercial General)
Application Number:	PLN2023-00485
Owner:	State of California
Applicant:	Alex Suhadolnik

The 1,048-square-foot lot is currently developed with a two-story mixed-use building comprised of a 645-square-foot commercial retail space on the first floor and a 748-square-foot residential unit on the second floor; the building is part of a series of commercial storefronts (131-137 East De La Guerra Street) constructed in 1927 in the Spanish Colonial Revival style and designated as a Structure of Merit. The project involves a new ABC license (Type 20) for The Eddy, a specialty food store at the corner of East De La Guerra Street and Santa Barbara Street. The

Type 20 license allows the store to sell wine and beer for off-site consumption under the Alcoholic Beverage Control Act. No exterior changes are proposed.

The discretionary application under the jurisdiction of the Planning Commission at this hearing is:

A. A Conditional Use Permit to allow for off-site sale of alcoholic beverages 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.

Pilar Plummer, Associate Planner, gave the Staff presentation.

Alex Suhadolnik, Co-Owner, The Eddy, gave the Applicant presentation.

Public comment opened at 1:25 p.m., and the following individuals spoke:

1. Sarah Bronstad

Written correspondence from Sophie Rasura, Jordan Loggins, Vanessa Bolden, Debra Kirchoff, Emma Cofer, Darcy Kerwin-McElroy, Kurtis Sakai, Ashley Hollister, Marlena Sinnott, Mandy Willett, Drew Cuddy, Kim Anderson, Tristan Pitre, Elizabeth Colling, Lisa Cervantes, Andrea Stewad, Sarah E. Bronstad, Anthony Petti, and Danielle Petti was acknowledged.

Public comment closed at 1:27 p.m.

MOTION: Barnwell / Wardlow **Assigned Resolution No. 008-24**
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 April 24, 2024, subject to the Conditions of Approval as outlined in the Staff Report, with the following revisions to the Conditions of Approval:

1. Add a section for hours of operation, "The hours of operation will not require a Conditional Use Permit (CUP) amendment."

The motion carried by the following vote:
Ayes: 7 Noes: 0 Abstain: 0 Absent: 0

The ten calendar day appeal period was announced.

IV. ADMINISTRATIVE AGENDA

ACTUAL TIME: 1:46 P.M.

A. Committee and Liaison Reports:

1. Staff Hearing Officer Liaison Report

   No report.

2. Other Committee and Liaison Reports

   a. Commissioner Lodge reported on staff's Pre-Approved Accessory Dwelling Unit Program presentation to the Design Review Boards and the Creeks Advisory Committee meeting of April 24, 2024.
   b. Commissioner Wiscomb reported on the Franceschi House meeting of May 11, 2024.

B. Discussion on Subcommittees and Workshops

No discussion held.

V. ADJOURNMENT

Chair Baucke adjourned the meeting at 1:51 p.m.

Submitted by,

Mariah Johnson

Mariah Johnson, Commission Secretary