



City of Santa Barbara

PLANNING COMMISSION

MINUTES

FEBRUARY 8, 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 1:00 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: 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:

Ms. Arciniega announced the following:

1. The project at 101 Garden Street was originally scheduled for the February 15, 2024 Planning Commission (PC) agenda, but has been continued to February 29, 2024.

B. Announcements and appeals:

No announcements.

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

1. January 11, 2024 Planning Commission Minutes

2. January 18, 2024 Planning Commission Minutes

MOTION: DeLuccio / Wardlow

Approve the minutes as amended.

The motion carried by the following vote:

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

MOTION: DeLuccio / Wiscomb

Approve the minutes as presented.

The motion carried by the following vote:

Ayes: 6 Noes: 0 Abstain: 1 (Barnwell) 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.

III. NEW ITEM

ACTUAL TIME: 1:05 P.M.

1514 ANACAPA STREET

Assessor's Parcel Number: 027-241-016

Zoning Designation: O-R (Office Restricted)

Application Number: PLN2023-00349

Applicant/Owner: Elihu Bogan, 1514 Anacapa LLC

The 6,875-square-foot site is currently developed with a one-story office building. The proposed project involves conversion of the existing building into apartments, comprised of three (2-bedroom) units developed under the City's Average Unit Size Density Incentive (AUD) Program and one Accessory Dwelling Unit. The project also includes construction of a bicycle enclosure and trash enclosure, improvements to accommodate onsite vehicle parking, and minor improvements to the building and site.

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

A. An Open Yard Modification to allow the private open yard of Unit D to be closer than 10 feet to the front lot line (SBMC §30.140.140.E.5 and §30.250.020); and

B. A Parking Modification to grant relief from the parking standards by providing two rather than three automobile parking spaces (SBMC §30.150.090.F.2.a and §30.250.020).

Confirm the Environmental Analyst's determination that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15303, [New Construction or Conversion of Small Structures] and SBMC Chapter 22.100.

Pilar Plummer, Associate Planner, gave the Staff presentation.

Adam Grosshans, Architect, gave the Applicant presentation, and was joined by Elihu Bogan, Owner.

Public comment opened at 1:23 p.m., and the following individuals spoke:

1. Judy Robinson

Written correspondence from Paulina Conn was acknowledged.

Public comment closed at 1:27 p.m.

MOTION: Wiscomb / DeLuccio

Assigned Resolution No. 001-24

Approve the project, making the findings for the Open Yard Modification and Parking Modification as outlined in the Staff Report dated January 31, 2024, and confirm the Environmental Analyst's determination that the project is exempt from further environmental review per CEQA Guidelines Section 15303, subject to the Conditions of Approval as outlined in the Staff Report, with the following revision to the Conditions of Approval:

1. Reproduce the standard condition language as recommended in the Staff Report, regarding the unanticipated discovery of archaeological resources on the Building Permit plan set.

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: 1:56 P.M.

- A. Discussion on Subcommittees and Workshops

Discussion held.

B. Committee and Liaison Reports.**1. Staff Hearing Officer Liaison Report**

No report.

2. Other Committee and Liaison Reports

- a. Commissioner Lodge reported on the Architectural Board of Review meeting of January 22, 2024 and the Single Family Design Board meeting of January 29, 2024.
- b. Commissioner Wiscomb reported on the upcoming Parks and Recreation Commission Community Workshop for Franceschi House on February 10, 2024 and the Water Commission meeting of February 15, 2024.
- c. Commissioner Boss reported on the Downtown Parking Committee meeting of February 8, 2024.
- d. Commissioner DeLuccio reported on the Historic Landmarks Commission meeting of January 31, 2024.
- e. Chair Baucke reported on the upcoming Objective Design Standards Work Group meeting on February 9, 2024.

V. ADJOURNMENT

Chair Baucke adjourned the meeting at 2:38 p.m.

Submitted by,



Mariah Johnson, Commission Secretary