



City of Santa Barbara

PLANNING COMMISSION

MINUTES

DECEMBER 19, 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
Kira Esparza, Administrative Assistant

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 (absent 3:00 p.m. – 3:19 p.m.), Commissioners Lucille Boss, Donald DeLuccio, and Lesley Wiscomb

Absent: Brian Barnwell and Sheila Lodge

STAFF PRESENT

Tava Ostrenger, Assistant City Attorney
Megan Arciniega, Senior Planner
Christopher Bell, City TV Production Supervisor
Janet Ahern, City TV Production Specialist
Ellen Kokinda, Senior Planner
Matt Niro, Associate Planner
Will Russell, Assistant Planner
Sebastian Herics, Assistant Planner
Teresa Sjoting, Transportation Planner
Kira Esparza, Administrative Assistant

II. PRELIMINARY MATTERS

A. Requests for continuances, withdrawals, postponements, or addition of ex-agenda items:

No requests.

B. Announcements and appeals:

Ms. Arciniega announced that City Council reviewed 17-21 W Montecito appeal. City Council denied the appeal and upheld project.

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

1. December 5, 2024 Planning Commission Minutes
2. Planning Commission Resolution No. 014-24
2503 Medcliff Rd

MOTION: DeLuccio / Boss

Approve the minutes and resolutions as presented.

The motion carried by the following vote:

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

D. 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 Stephanie Donahue was acknowledged.

III. NEW ITEM

ACTUAL TIME: 1:03 P.M.

119 HARBOR WAY

Assessor's Parcel Number: 045-250-013

Zoning Designation: H-C/S-D-3 (Harbor Commercial/Coastal Overlay)

Application Number: PLN2023-00445 Filing Date: February 21, 2024

Applicant: Lauren Ballantyne, Sherry & Associates Architects, Inc.

Owner: Cesar Barrios, City Of Santa Barbara

The proposed project is located in an existing two-story, 2,956 square foot building, with four commercial lease spaces, and shared restroom facilities. The building is one of five commercial buildings on the 8.8-acre property. The project entails combining the existing retail shop (lease space 'C') with the adjacent existing restaurant (lease space 'D') to create one 898 square foot restaurant lease space; no additional floor area is proposed. The proposed alterations consist of changes to the existing door and window openings, new outdoor dining, and required accessibility upgrades. Interior alterations proposed include the removal of the existing demising wall between the lease spaces, remodel of the existing bar area to a food preparation area, new central bar, new seating, and new kitchen equipment.

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

- A. A Parking Modification to allow less than the required number of vehicle and bicycle parking spaces (SBMC §28.92.110); and
- B. A Coastal Development Permit to allow the proposed development in the Appeal Jurisdiction of the City's Coastal Zone (SBMC §28.44.060).

Confirm the Environmental Analyst's determination that the project is categorically exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15301, Existing Facilities.

Staff Contact: Will Russell, Assistant Planner
WRussell@SantaBarbaraCA.gov, (805) 564-5470, ext. 4554

Will Russell, Assistant Planner, gave the Staff presentation. Teresa Sjoting, Transportation Planner was available to answer questions.

Lauren Ballantyne, Sherry & Associates Architects, Inc., gave the Applicant presentation.

Public comment opened at 1:13 p.m., and as no one wished to speak, it closed.

Written correspondence from Greg Gorga on behalf of The Santa Barbara Maritime Museum was acknowledged.

MOTION: DeLuccio / Wardlow

Assigned Resolution No. 015-24

Approve the project, making the findings for the Parking Modification and Coastal Development Permit as outlined in the Staff Report dated December 12, 2024, subject to the Conditions of Approval as outlined in the Staff Report.

The motion carried by the following vote:

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

IV. APPEAL ITEM

ACTUAL TIME: 1:24 P.M.

1269 FERRELO RD

Assessor's Parcel Number: 029-271-006

Zoning Designation: RS-15 (Residential Single Unit)

Application Number: PLN2022-00036

Applicant: Tom Moss, Anacapa Architecture

Owner: Jarryd Neil Commerford

Proposal for substantial redevelopment of the existing nonconforming residence involving partial demolition for a new 4,103-square-foot three-story residence conforming to the required setbacks with a 442-square-foot garage. Project includes permitting the as-built conversion of

floor area at the basement level to habitable space, and additional improvements including removal of the existing driveway and curb cut to be replaced with a new curb cut and access bridge at the new garage location, new photovoltaic array infrastructure, a pool, and hardscape and landscape improvements throughout. The project received Parks & Recreation Commission approval for the removal of three trees in the front setback on December 13, 2023. The proposed total of 3,375-square-feet on a 12,197 square foot lot is 84% of the maximum required floor-to-lot area ratio (FAR) (includes 50% floor area reduction for the partially below grade basement). The property is adjacent to a historic resource in the English Vernacular style at 1277 Ferrelo Road.

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

- A. An appeal filed by Rose Wills of the Single Family Design Board's Final Approval of the project at 1269 Ferrelo Road.

Confirm the Environmental Analyst's determination that the project is categorically exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15302, Replacement or Reconstruction.

Staff Contact: Sebastian Herics, Assistant Planner
SHerics@SantaBarbaraCA.gov, (805) 564-5470, ext. 5541

Sebastian Herics, Assistant Planner, gave the Staff presentation. Ellen Kokinda, Design Review Supervisor and Matt Niro, Associate Planner, were available to answer questions.

Derek Booth, representative for Rose Wills, gave the Appellant presentation.

Janet McGinnis, Attorney for the Applicant, and Dan Weber, Anacapa Architecture, gave the Applicant presentation, and was joined by Tony Schonhardt, Anacapa Architecture.

Public comment opened at 2:03 p.m.,

1. Brian Miller
2. Michael Marzolla
3. C. Neuhauser
4. Stephanie Moret
5. Wijegupta Ellepola
6. Emma Brinkman
7. Jim Brinkman
8. Bill Dillon
9. Consuelo Benavidez
10. Charlie Boss

Written correspondence from Derek Booth, A. Michael Marzolla, Rose Wills, Rick and Adele Hubbard, Rose Wills, Harlan Green and Hendrika Devries, Stephanie Moret, Shannon and Albert DiPadova, Tom Moss, Charlie Boss, Janet McGinnis, and Cheri Rae was acknowledged.

Public comment closed at 2:33 p.m.

*** THE COMMISSION RECESSED FROM 2:33 TO 2:42 P.M. ***

*** THE COMMISSION RECESSED FROM 4:49 TO 5:16 P.M. ***

MOTION: Wiscomb / Boss

Continue to date certain January 16th, 2025 agenda with the direction for Staff to show FAR calculations for both wall scenarios: the existing scenario as the plans were presented, and the scenario with the elimination of the wall in question.

The motion carried by the following vote:

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

V. ADMINISTRATIVE AGENDA

ACTUAL TIME: 5:22 P.M.

A. Committee and Liaison Reports:

1. Staff Hearing Officer Liaison Report

No report.

2. Other Committee and Liaison Reports

No reports.

B. Discussion on Subcommittees and Workshops

No discussion held.

VI. ADJOURNMENT

Chair Baucke adjourned the meeting at 5:22 p.m.

Submitted by,

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Kira Esparza, Administrative Assistant