



City of Santa Barbara

PLANNING COMMISSION

MINUTES

OCTOBER 6, 2022

1:00 P.M.
City Hall, Council Chambers
735 Anacapa Street; and
1026 Via Los Padres
Santa Barbara 93111

COMMISSION MEMBERS:

Gabriel Escobedo, Chair
Roxana Bonderson, Vice Chair
John M. Baucke
Jay D. Higgins
Sheila Lodge
Devon Wardlow
Lesley Wiscomb

STAFF:

Tava Ostrenger, Assistant City Attorney
Allison DeBusk, Senior Planner
Gillian Fennessy, Commission Secretary

CALL TO ORDER

Chair Escobedo called the meeting to order at 1:01 p.m.

I. ROLL CALL

Chair Gabriel Escobedo, Vice Chair Roxana Bonderson, Commissioners Jay D. Higgins, Sheila Lodge, Devon Wardlow, and Lesley Wiscomb

Absent: John M. Baucke

STAFF PRESENT

Tava Ostrenger, Assistant City Attorney
Allison DeBusk, Senior Planner
Kelly Brodison, Associate Planner
Pilar Plummer, Associate Planner
Janet Ahern, City TV Production Specialist
Gillian Fennessy, Commission Secretary

II. PRELIMINARY MATTERS

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

No requests.

B. Announcements and appeals:

Ms. DeBusk announced the following:

1. Advisory group recruitment including for Planning Commission, is underway. The deadline to apply is October 10th at 5 pm.

2. Renee Brooke, City Planner, has accepted a position with the city of Bend Oregon; Dan Gullet will be filling in while we recruit for the position.

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

1. September 15, 2022 Planning Commission Minutes

MOTION: Lodge /Higgins

Approve the minutes as presented.

The motion carried by the following vote:

Ayes: 6 Noes: 0 Abstain: 0 Absent: 1 (Baucke)

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 Rob Fredericks and Francesca Galt was acknowledged.

III. **NEW ITEMS**

A. **ACTUAL TIME: 1:05 P.M.**

2315 EDGEWATER WAY

Assessor's Parcel Number: 041-350-024

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

Application Number: PLN2021-00584; Filing Date: January 4, 2022

Applicant / Owner: Shaheen Ghazvinizadeh / Ralf Pohl (2315 Edgewater, LLC)

The project consists of demolition of the existing, two-story, single-family residence and attached garage totaling 3,538 square feet, and construction of a 3,285-square-foot, two-story, single-family residence with an attached 730-square-foot two-car garage, a 600-square-foot basement, and a 625-square-foot attached Accessory Dwelling Unit (ADU) on the 22,651-square-foot lot. The project would also include drought-tolerant landscaping with associated site improvements, approximately 3,200 square feet of new/replaced hardscape, and a 600-square-foot in-ground pool.

The discretionary application required for this project is a Coastal Development Permit (CDP2022-00003) to allow the proposed development in the Appealable Jurisdiction of the City's Coastal Zone (SBMC §28.44.060).

Kelly Brodison, Associate Planner, gave the Staff presentation.

Ken Radtkey, Blackbird Architects, gave the Applicant presentation, and Shaheen Ghazvinizadeh, Applicant and Courtney Miller, Landscape Architect were available to answer questions.

Public comment opened at 1:28 p.m., and the following individuals spoke:

1. Mahesh Balakrishnan
2. Jill Ryan

Public comment closed at 1:33 p.m.

MOTION: Wiscomb/Bonderson

Assigned Resolution No. 007-22

Approve the project, making the findings for the Coastal Development Permit as outlined in the Staff Report dated September 29, 2022, subject to the Conditions of Approval as outlined in the Staff Report, with the following additions to the Conditions of Approval:

1. Add a condition that any trenches within the bluff edge development buffer be hand dug.
2. Add a condition that tree #8, listed as fair in the arborist report, be assessed by an arborist during construction, with steps taken to reduce liability to the building.

The motion carried by the following vote:

Ayes: 6 Noes: 0 Abstain: 0 Absent: 1 (Baucke)

The ten-calendar-day appeal period was announced.

B. ACTUAL TIME: 2:00 P.M.

222 MESA LANE

Assessor's Parcel Number: 041-322-009

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

Application Number: PLN2020-00612

Applicant / Owner: Matt Hepner / Tyler Dobson

The 8,009-square-foot site is currently developed with a single-unit residence and detached garage. The proposed project involves improvements and additions to the existing residence, comprised of a 544-square-foot first-floor addition, a 690-square-foot second-story Accessory Dwelling Unit (ADU), 275-square-foot covered patio, 390-square-foot porch, and 224-square-foot roof deck. The project includes a new 420-square-foot attached garage, and the existing 303-square-foot detached garage will be converted into an accessory building. To accommodate the new garage location, the project includes demolition of the existing driveway and curb cut and construction of a new driveway and curb cut. The proposed total of 3,410 square feet on an 8,009-square-foot lot is 107% of the maximum required floor-to-lot area ratio.

The discretionary applications required for this project are:

1. A Net Floor Area (Floor to Lot Area Ratio) Modification of the net floor area standards to allow 3,410 square feet on an 8,009 square foot lot (SBMC §28.15.083.D and §28.92.110); and
2. A Front Setback Modification to allow one of the parking spaces for the primary residence to be uncovered and located in the driveway within the required 20-foot front setback (SBMC §20.15.060.A and §28.92.110).

Pilar Plummer, Associate Planner, gave the Staff presentation.

Matt Hepner, Applicant, gave the Applicant presentation, and was joined by Tyler Dobson, Owner.

Public comment opened at 2:20 p.m., and as no one wished to speak, it closed.

Written correspondence from Paulina Conn and Robert Chao was acknowledged.

MOTION: Lodge/Bonderson

Assigned Resolution No. 008-22

Approve the project, making the findings for the Net Floor Area (Floor to Lot Area Ratio) Modification and Front Setback Modification as outlined in the Staff Report dated September 29, 2022.

The motion carried by the following vote:

Ayes: 6 Noes: 0 Abstain: 0 Absent: 1 (Baucke)

The ten-calendar-day appeal period was announced.

IV. ADMINISTRATIVE AGENDA

ACTUAL TIME: 2:28 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 the September 26, 2022 meeting of the Single Family Design Board and announced the upcoming October 11, 2022 meeting of the City Council Ordinance Committee regarding changes to SFDB membership.
- b. Commissioner Lodge reported on the September 19, 2022 meeting of the Sustainability Committee.
- c. Commissioner Bonderson reported on the September 6, 2022 and September 19, 2022 meetings of the Architectural Board of Review.

V. ADJOURNMENT

Chair Escobedo adjourned the meeting at 2:42 p.m.

Submitted by,

Gillian Fennessy

Gillian Fennessy, Commission Secretary