



City of Santa Barbara

PLANNING COMMISSION

MINUTES

OCTOBER 5, 2023

1:00 P.M.

City Hall, Council Chambers
735 Anacapa Street
SantaBarbaraCA.gov

COMMISSION MEMBERS:

Roxana Bonderson, *Chair*
John M. Baucke, *Vice Chair*
Lucille Boss
Donald DeLuccio
Sheila Lodge
Devon Wardlow
Lesley Wiscomb

CITY COUNCIL LIAISON:

Mike Jordan

STAFF:

Tava Ostrenger, Assistant City Attorney
Allison DeBusk, Senior Planner
Kira Esparza, Administrative Assistant

CALL TO ORDER

Chair Bonderson called the meeting to order at 1:00 p.m.

I. ROLL CALL

Chair Roxana Bonderson, Vice Chair John M. Baucke, Donald DeLuccio, Sheila Lodge, Devon Wardlow, and Lesley Wiscomb

Absent: Commissioner Lucille Boss

STAFF PRESENT

Tava Ostrenger, Assistant City Attorney
Allison DeBusk, Senior Planner
Christopher Bell, City TV Production Supervisor
Janet Ahern, City TV Production Specialist
Ellen Kokinda, Design Review Supervisor
Kelly Brodison, Associate Planner
Sebastian Herics, Planning Technician
Kira Esparza, Administrative Assistant
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. DeBusk announced that the project at 710 State Street was appealed by two separate entities. The appeal is tentatively scheduled on January 23, 2024 at City Council.

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

1. September 14, 2023 Planning Commission Minutes

MOTION: DeLuccio / Bonderson

Approve the September 14, 2023 minutes as presented.

The motion carried by the following vote:

Ayes: 5 Noes: 0 Abstain: 1 (Baucke) Absent: 1 (Boss)

2. September 21, 2023 Planning Commission Minutes

3. Planning Commission Resolution No. 007-23
105 Mesa Ln.

4. Planning Commission Resolution No. 008-23
710-720 State St., et. al.

MOTION: DeLuccio / Lodge

Approve the September 21, 2023 minutes and resolutions as presented.

The motion carried by the following vote:

Ayes: 4 Noes: 0 Abstain: 2 (Wardlow and Baucke) Absent: 1 (Boss)

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 Burt Swanson, Jen, and Anonymous was acknowledged.

III. APPEAL ITEM**ACTUAL TIME: 1:05 P.M.****1830 OVERLOOK LN**

Assessor's Parcel Number: 015-094-017
Zoning Designation: RS-15 (Residential Single-Unit)
Application Number: PLN2023-00134
Owner: Stewart Family Trust
Joel T. Stewart & George E. Stewart, Trustees
Applicant: Sharon Fritz, Action Roofing

This is an appeal of the Single Family Design Board's denial of a proposal to replace existing roof of residence, burnt sienna (red) composition shingles, with new terracotta-colored Spanish Brava Lightweight tile. The Brava tile will surround solar panels approved in Building Permit BLD2023-00193. New composition shingles that match existing shingles will be installed underneath the panels.

The purpose of this Planning Commission hearing is to:

- A. Consider the appeal of Sharon A. Fritz and Joel T. Stewart of the Single Family Design Board's denial of Project Design Approval and Final Approval of a reroof project at 1830 Overlook Lane; and
- B. Determine if new evidence can be considered relevant and could not have been produced or was improperly excluded from the Single Family Design Board's (SFDB) review.

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

Sebastian Herics, Planning Technician, gave the Staff presentation. Ellen Kokinda, Design Review Supervisor, was available to answer questions.

Sharon Fritz, Operations Manager, Action Roofing, gave the Appellant presentation, and was joined by Doug Bean, Project Manager, Action Roofing and the property owners, Joel and George Stewart.

Public comment opened at 1:40 p.m., and the following individuals spoke:

- 1. Leslie Colasse, Chair of the Single-Family Design Board

Public comment closed at 1:45 p.m.

Written correspondence from Chris Krueger was acknowledged.

MOTION: Wiscomb / DeLuccio

Accept the new evidence.

The motion carried by the following vote:

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

MOTION: Baucke / Wiscomb**Assigned Resolution No. 009-23**

Uphold the Appeal, making the findings for the CEQA Exemption, Neighborhood Compatibility Findings, Neighborhood Preservation, Grading and Vegetation, Removal Ordinance Findings, and Economic Hardships findings as outlined in the Staff Report dated September 28, 2023, with the following condition:

1. The Applicant shall apply the requirements listed in the Single Family Design Board (SFDB) guidelines on page 34-C under Clay S-Tile. The requirements are as follows: there shall be a double starter row at the eave ends, synthetic mortar shall be used to boost the eave condition, synthetic mortar shall be used to randomly place boosters (kickers), employ synthetic mortar on the hips, ridges, and birdstops, and the hips and ridges shall be finished with C-tile shaped Brava tile to reflect a more traditional installation of tile.

The motion carried by the following vote:

Ayes: 5 Noes: 1 (Lodge) Abstain: 0 Absent: 1 (Boss)

Individual Comments: Commissioner Lodge opposed the motion because the Brava tile looks like plastic, it does not fit with the Santa Barbara architectural style, and there are other alternatives that can be used. Additionally, financial hardship could not be found because the roof may be replaced with less-expensive composition shingle if needed.

*** THE COMMISSION RECESSED FROM 2:55 TO 3:06 P.M. ***

IV. NEW ITEM

ACTUAL TIME: 3:06 P.M.

2315 EDGEWATER WAY (Revised Project)

Assessor's Parcel Number: 041-350-024
Zoning Designation: E-3/S-D-3 (One-Family Residence/Coastal Overlay)
Application Number: PLN2023-00325 (previously PLN2021-00584)
Filing Date: August 10, 2023
Owner: Ralf Pohl
Applicant: Shaheen Ghazvinizadeh

The project consists of demolition of the existing, two-story, single-family residence and attached garage totaling 3,538 square feet, and construction of an approximately 3,310-square-foot, two-story, single-family residence with an attached 705-square-foot two-car garage, a 600-square-foot basement, and a 600-square-foot attached Accessory Dwelling Unit (ADU) on the 22,651-square-foot lot. The parcel is in the E-3 (One-Family Residence) Zone and the appealable jurisdiction of the Coastal Zone with a Local Coastal Plan Land Use Designation of Residential (max 5 du/acre). Approximately 605 cubic yards of grading would take place on the site. The project would also include drought-tolerant landscaping with associated site improvements, approximately 3,200 square feet of new/replaced hardscape, and a 180-square-foot in-ground pool.

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

Confirm the Environmental Analyst's determination that the project is exempt from further environmental review pursuant to California Environmental Quality Act Guidelines Section 153303 (New Construction or Conversion of Small Structure).

Kelly Brodison, Associate Planner, gave the Staff presentation.

Ken Radtkey, Blackbird Architects, gave the Applicant presentation, and was joined by Shaheen Ghazvinizadeh, Blackbird Architects; Courtney Jane Miller, CJMLA; and Pamela and Ralf Pohl, owners.

Public comment opened at 3:26 p.m., and as no one wished to speak, it closed.

Written correspondence from Mahesh Balakrishnan was acknowledged.

MOTION: Wiscomb / DeLuccio

Assigned Resolution No. 010-23

Approve the project, making the findings for the Coastal Development Permit and CEQA Exemption as outlined in the Staff Report dated September 28, 2023, subject to the Conditions of Approval as outlined in the Staff Report, with the following addition to the Conditions of Approval in the Design Review section:

1. 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 if deemed necessary.

The motion carried by the following vote:

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

The ten-calendar-day appeal period was announced.

V. ADMINISTRATIVE AGENDA

ACTUAL TIME: 3:38 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 October 3, 2023 meeting of the City Council.

VI. ADJOURNMENT

Chair Bonderson adjourned the meeting at 3:40 p.m.

Submitted by,



Mariah Johnson, Commission Secretary