



City of Santa Barbara

PLANNING COMMISSION

MINUTES

DECEMBER 8, 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 John M. Baucke, Jay D. Higgins, Sheila Lodge, Devon Wardlow, and Lesley Wiscomb

STAFF PRESENT

Tava Ostrenger, Assistant City Attorney
Allison DeBusk, Senior Planner
Barbara Burkhart, Assistant Planner
Tony Ruggieri, City TV Production Supervisor
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. Ostrenger announced that on December 6, 2022 City Council adopted the updated Planning Commission Guidelines.
- C. 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.

III. NEW ITEM**ACTUAL TIME: 1:03 P.M.****1364 SHORELINE DRIVE**

Assessor's Parcel Number: 045-193-015
Zoning Designation: E-3/S-D-3 (One-Family Residence/Coastal Overlay)
Application Number: PLN2022-00082 **Filing Date:** May 4, 2022
Applicant: Jolie Wah, RRM Design Group
Owner: Robert Bissell

The 6,206 square foot site is currently developed with a 1,067 square foot single-story single-unit residence, a 365 square foot attached garage, and a 96 square foot shed. The proposed project involves demolition of all existing structures on-site and construction of a new 2,061 square foot two-story single-unit residence with a 415 square foot attached garage. The project includes new hardscape and landscape, including relocation of the driveway apron and curb cut; tree removal and replacement; repair and replacement of an existing retaining wall; two new ground-level decks, one with a new in-ground spa; and a new front yard site wall. The proposed development on a 6,206 square foot lot, is 90% of the required floor-to-lot area ratio (FAR). The site is partially located within the Appeal Jurisdiction of the Coastal Zone.

The Planning Commission's discretionary decisions required for the project at this hearing is:

- A. A Coastal Development Permit (CDP2022-00014) to allow the proposed development in the Appealable Jurisdiction of the City's Coastal Zone (SBMC §28.44.060); and
- B. Determine that the project is categorically exempt from further environmental review pursuant to California Environmental Quality Act Guidelines Sections 15301 (Existing Facilities) and 15303 (New Construction or Conversion of Small Structures).

Design Review by the Single Family Design Board will also be required for the project at a later date (SBMC Chapter 30.220).

Barbara Burkhart, Assistant Planner, gave the Staff presentation.

Rachel Raynor, Applicant, RRM Design Group; gave the Applicant presentation, and was joined by Jolie Wah, Applicant, RRM Design Group.

Public comment opened at 1:27 p.m., and as no one wished to speak, it closed

MOTION: Bonderson / Lodge**Assigned Resolution No. 014-22**

Approve the project and uphold Staff's determination that the project is categorically exempt from further environmental review pursuant to California Environmental Quality Act Guidelines Sections 15301 (Existing Facilities) and 15303 (New Construction or Conversion of Small Structures), making the findings for the Coastal Development Permit (CDP) as outlined in the Staff Report dated December 1, 2022, subject to the Conditions of Approval as outlined in the Staff Report, with the following addition to the Conditions of Approval:

1. Add a condition that the palm tree by the proposed driveway be inspected during construction to ensure its integrity and should it look to be compromised that it will be removed and replaced in a location suitable to the City Arborist at the expense of the owner.

The motion carried by the following vote:

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

Individual comment: Commissioner Baucke opposed the motion because he cannot make the findings for visual resources due to the prominence of the garage on this scenic road.

The ten-calendar-day appeal period was announced.

IV. ADMINISTRATIVE AGENDA**ACTUAL TIME: 2:11 P.M.****A. Committee and Liaison Reports:**

1. Staff Hearing Officer Liaison Report

No report.

2. Other Committee and Liaison Reports

- a. Commissioner Bonderson announced the upcoming State Street Advisory Committee workshops.
- b. Chair Escobedo announced his resignation.

V. ADJOURNMENT

Chair Escobedo adjourned the meeting at 2:25 p.m.

Submitted by,



Gillian Fennessy, Commission Secretary