



City of Santa Barbara

PLANNING COMMISSION

MINUTES

DECEMBER 5, 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 1:03 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
Ellen Kokinda, Senior Planner
Christopher Bell, City TV Production Supervisor
Janet Ahern, City TV Production Specialist
Pilar Plummer, Associate Planner
Kira Esparza, Administrative Assistant
Jasper Carman, Commission Secretary

II. PRELIMINARY MATTERS

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

Ms. Kokinda, Design Review Supervisor, announced the following:

1. She will be sitting in for Ms. Arciniega for today's meeting.
2. Item IV on today's agenda, 313 Vista de la Cumbre, has been withdrawn, and will not be heard.

B. Announcements and appeals:

Ms. Kokinda announced the following:

3. Jasper Carman, Commission Secretary, will be training and will be taking over as the Planning Commission Secretary.
4. The Planning Commission will hear the appeal of the Single-Family Design Board Final Approval for 1269 Ferrelo Rd. This will be the second Final Approval appeal, and it was previously heard by the Planning Commission in June, and will be coming back on December 19, 2024. Since the Planning Commission has already visited the site, there will be no site visit on December 17th for the project.

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

1. November 7, 2024 Planning Commission Minutes

MOTION: DeLuccio / Wiscomb

Approve the minutes as amended.

The motion carried by the following vote:

Ayes: 7 Noes: 0 Abstain: 0 Absent: 0

- D. Comments from members of the public pertaining to items not on this agenda:

Public comment opened at 1:08 p.m., and as no one wished to speak, it closed.

Written correspondence from Steven Johnson and Steven Johnson was acknowledged.

III. NEW ITEM

ACTUAL TIME: 1:08 P.M.

2503 MEDCLIFF RD

Assessor's Parcel Number: 041-330-056

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

Application Number: PLN2021-00421 Filing Date: September 14, 2021

Applicant/Owner: Ungar Family Trust 4/23/96
Ken Ungar, Trustee

The 28,015-square-foot site is currently developed with an 1,848-square-foot one-story single-unit residence with an attached 515-square-foot two-car garage. The project involves a remodel and 1,507-square-foot one-story addition to the residence. The project includes removal of a non-native Brazilian pepper tree, and four non-native eucalyptus trees to be replaced with five western redbud trees, and removal of as-built deck area and wood fencing.

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

- A. 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 the California Environmental Quality Act Guidelines Section 15301 [Existing Facilities] and SBMC Chapter 22.100.

Pilar Plummer, Associate Planner, gave the Staff presentation.

Ken Ungar, Owner/Applicant, gave the Applicant presentation.

Public comment opened at 1:24 p.m., and as no one wished to speak, it closed.

MOTION: Wardlow / DeLuccio

Assigned Resolution No. 014-24

Approve the project, making the findings for the Coastal Development Permit and confirming the Environmental Analyst's determination of exemption as outlined in the Staff Report dated November 27, 2024, subject to the Conditions of Approval as outlined in the Staff Report, with the comment that the project plans shall be updated to include the landscape plan for Single Family Design Board review and approval.

The motion carried by the following vote:

Ayes: 7 Noes: 0 Abstain: 0 Absent: 0

The ten calendar day appeal period was announced.

IV. APPEAL ITEM

313 VISTA DE LA CUMBRE

Assessor's Parcel Number: 015-163-015

Zoning Designation: RS-7.5 (Residential Single Unit)

Application Number: PLN2024-00164

Owner: Iwashita Family Trust

Scott S Iwashita and Julia S Iwashita, Trustees

Applicant: Andrew Blumm

The subject parcel is developed with a one-story, 1,496 square-foot single-unit residence, a detached 419-square-foot two-car garage, a 473 square-foot detached accessory studio, and a 105 square-foot shed.

Proposal to demolish the 1,496 square-foot single-story home, accessory structures, and covered deck for a new 3,377 square-foot two-story home. New terraces, property line fencing, and site walls are proposed. Citrus and gum trees are proposed for removal and replacement. A Minor Zoning Exception is requested for uncovered parking. The total proposed 3,377 square feet on a 14,897 square foot lot is 78% of the maximum required Floor Area Ratio (FAR).

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

- A. An appeal filed by Christopher Jacobs and Haley Kolosiekie of Brownstein Hyatt Farber Schreck LLP on behalf of appellant Jane Gray, of the Single Family Design Board's Project Design Approval and Minor Zoning Exception granted for a new two-story home at 313 Vista de la Cumbre.

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

The project application for this Item has been withdrawn.

V. ADMINISTRATIVE AGENDA

ACTUAL TIME: 1:37 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 Planning Commission meeting of October 3, 2024, on the City Council meeting of November 19, 2024, and the meeting of Objective Design Standards Workgroup.
- b. Commissioner Barnwell reported on the December 5, 2024 meeting of Housing Coalition.

B. Discussion on Subcommittees and Workshops

Discussion held.

VI. ADJOURNMENT

Chair Baucke adjourned the meeting at 1:45 p.m.

Submitted by,



Kira Esparza, Administrative Assistant