



City of Santa Barbara

PLANNING COMMISSION

MINUTES

SEPTEMBER 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
Mariah Johnson, Commission Secretary

CALL TO ORDER

Vice Chair Wardlow called the meeting to order at 1:03 p.m.

I. ROLL CALL

Vice Chair Devon Wardlow, Lucille Boss, Donald DeLuccio, and Sheila Lodge

Absent: Chair John M. Baucke, Brian Barnwell, and Lesley Wiscomb

STAFF PRESENT

Tava Ostrenger, Assistant City Attorney
Megan Arciniega, Senior Planner
Barbara Burkhart, Project Planner
Christopher Bell, City TV Production Supervisor
Janet Ahern, City TV Production Specialist
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. Arciniega announced the following:

1. The City's Annual Board and Commission Recruitment applications are currently open. Applications are due September 25, 2024. If you or someone you know is

interested, please visit the City's application and vacancies website for more information.

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

1. August 29, 2024 Planning Commission Minutes

MOTION: Lodge / Boss

Approve the minutes as presented.

The motion carried by the following vote:

Ayes: 3 Noes: 0 Abstain: 1 (Wardlow) Absent: 3 (Baucke, Barnwell, and Wiscomb)

- 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.

III. CONTINUED ITEM: CONTINUED FROM SEPTEMBER 12, 2024

ACTUAL TIME: 1:06 P.M.

2337 & 2339 EDGEWATER WAY

Assessor's Parcel Number: 041-350-003 & 041-350-004

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

Application Number: PLN2023-00368 Filing Date: March 9, 2023

Owner: Curt Custard; Alexandra H Hack & Nicole L Hack

Applicant: Jarrett Gorin; Vanguard Planning, Inc.

The project consists of a Lot Line Adjustment between two adjoining parcels, identified as Parcel 1 (2339 Edgewater Way, APN 041-350-003) and Parcel 2 (2337 Edgewater Way, APN 041-350-004). The project would transfer 2,497.73 square feet of land from Parcel 1 to Parcel 2. Following the adjustment, Parcel 1 would decrease to 31,462.11 square feet and Parcel 2 would increase to 24,000.46 square feet. The discretionary applications under the jurisdiction of the Planning Commission at this hearing are:

- A. A Lot Line Adjustment to reconfigure the common line between Parcel 1 and Parcel 2, pursuant to SBMC Chapter 27.40;
- B. A Modification to Lot Frontage Requirements to allow adjusted Parcel 1 to have less than 60 feet of public street frontage as required per SBMC §28.15.080.E and SBMC §28.92.110.A.2.);
- C. A Modification to Lot Frontage Requirements to allow adjusted Parcel 2 to have less than 60 feet of public street frontage as required per SBMC 28.15.080.E and SBMC §28.92.110.A.2.); and

- D. 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 15305, *Minor Alterations in Land Use Limitations*, and SBMC Chapter 22.100.

Barbara Burkhart, Project Planner, gave the Staff presentation.

Jarrett Gorin, Land Use Planner, Vanguard Planning, Inc., gave the Applicant presentation.

Public comment opened at 1:25 p.m., and as no one wished to speak, it closed.

MOTION: Boss / DeLuccio

Assigned Resolution No. 011-24

Approve the project, making the findings for the Lot Line Adjustment, Modification to Lot Frontage Requirements for Parcel 1, Modification to Lot Frontage Requirements for Parcel 2, and Coastal Development Permit as outlined in the Staff Report dated September 12, 2024, subject to the Conditions of Approval as outlined in the Staff Report.

The motion carried by the following vote:

Ayes: 4 Noes: 0 Abstain: 0 Absent: 3 (Baucke, Barnwell, and Wiscomb)

The ten calendar day appeal period was announced.

IV. ADMINISTRATIVE AGENDA

ACTUAL TIME: 1:35 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.

V. ADJOURNMENT

Vice Chair Wardlow adjourned the meeting at 1:36 p.m.

Submitted by,

Mariah Johnson

Mariah Johnson, Commission Secretary