# City of Santa Barbara

**PLANNING COMMISSION**
**MINUTES**
**OCTOBER 3, 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

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## CALL TO ORDER

Chair Baucke called the meeting to order at 1:00 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: Wiscomb

### STAFF PRESENT

John Doimas, Assistant City Attorney
Christina Dye, Chief Building Official
Megan Arciniega, Senior Planner
Jessica Grant, Supervising Transportation Planner
Chris Short, Senior Plan Check Engineer
Nicole Hernandez, Architectural Historian
Kelly Brodison, Associate 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:

No announcements.

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

1. September 12, 2024 Planning Commission Minutes

2. September 19, 2024 Planning Commission Minutes

3. Planning Commission Resolution No. 011-24
2337 & 2339 Edgewater Way

**MOTION: DeLuccio / Boss**
Approve the September 12, 2024 minutes as presented.

The motion carried by the following vote:
Ayes: 6 Noes: 0 Abstain: 0 Absent: 1 (Wiscomb)

**MOTION: DeLuccio / Boss**
Approve the September 19, 2024 minutes and resolutions as presented.

The motion carried by the following vote:
Ayes: 5 Noes: 0 Abstain: 1 (Baucke) Absent: 1 (Wiscomb)

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 The Holland Family at Sola and Olive, Sam Carey, Gary Simpson, and Stephanie Fleming was acknowledged.

## III. NEW ITEM

**ACTUAL TIME: 1:04 P.M.**

### 17-21 W MONTECITO ST

| | |
|---|---|
| Assessor's Parcel Number: | 033-042-005, 006 and 007 |
| Zoning Designation: | HRC-2/S-D-3 (Hotel and Related Commerce/Coastal Overlay) |
| Application Number: | PLN2023-00147 Filing Date: June 12, 2023 |
| Owner: | Paul Uyesaka Revocable Trust 10/31/18 |
| Applicant: | Craig Minus |

The proposed project involves construction of a 26,508-square-foot, 45-foot tall, three-story hotel with 44 guest rooms, a 10,000-square-foot underground parking area, and a 3,459-square-foot roof deck. The project also involves the merger of three parcels into a single 11,839-square-foot lot. The project site is currently developed with two one-story buildings that would be demolished. The building at 17 W. Montecito is a retail store (currently for Ducati and Vespa), the building at

21 W. Montecito is vacant, and 19 W. Montecito is vacant (currently contains two large storage containers).

The discretionary applications under the jurisdiction of the Planning Commission at this hearing are:

A. A Parking Modification to allow less than the required number of parking spaces (Santa Barbara Municipal Code (SBMC) §28.90.100.J and §28.92.110);

B. A Development Plan to allow the construction of 11,255 square feet (net) of net new nonresidential development (SBMC Chapter 28.85); and

C. A Coastal Development Permit (CDP2023-00147) to allow the proposed development in the Non-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 15332, and SBMC Chapter 22.100.

Kelly Brodison, Associate Planner, gave the staff presentation. Kieth Butler, Commissioner, Historic Landmarks Commission; Nicole Hernandez, Architectural Historian; Jessica Grant, Supervising Transportation Planner; Christina Dye, Chief Building Official; and Chris Short, Senior Plan Check Engineer were available to answer questions.

Craig Minus, CAM Land Use & Development Inc., gave the Applicant presentation, and was joined by Clay Arrell, AB Design Studio, Inc.

Public comment opened at 1:34 p.m., and the following individuals spoke:

1. Paul Uyesaka
2. Steve Johnson
3. Brittany Zajic

Written correspondence from Paul Uyesaka, Mitch Stark, Steven A. Johnson, Tyler Liddell, and Steven A. Johnson was acknowledged.

Public comment closed at 1:43 p.m.

**MOTION: DeLuccio / Baucke** **Assigned Resolution No. 012-24**

Approve the project, making the findings for the Parking Modification and confirming the Environmental Analyst's determination that the project is exempt from further environmental review as outlined in the Staff Report dated September 26, 2024, subject to the Conditions of Approval as outlined in the Staff Report and as revised in the Staff Memo dated October 3, 2024.

The motion carried by the following vote:
Ayes: 6 Noes: Abstain: 0 Absent: 1 (Wiscomb)

**MOTION: DeLuccio / Barnwell** **Assigned Resolution No. 012-24**
Approve the project, making the findings for the Coastal Development Permit as outlined in the Staff Report dated September 26, 2024, subject to the Conditions of Approval as outlined in the Staff Report dated September 26, 2024 as revised in the Staff Memo dated October 3, 2024.

The motion carried by the following vote:
Ayes: 4 Noes: 2 (Baucke and Boss) Abstain: 0 Absent: 1 (Wiscomb)

**MOTION: DeLuccio / Barnwell** **Assigned Resolution No. 012-24**
Approve the project, making the findings for the Development as outlined in the Staff Report dated September 26, 2024, subject to the revised Conditions of Approval as outlined in the Staff Report dated September 26, 2024 as revised in the Staff Memo dated October 3, 2024.

The motion carried by the following vote:
Ayes: 6 Noes: 0 Abstain: 0 Absent: 1 (Wiscomb)

The ten-day appeal period was announced.

## IV. ADMINISTRATIVE AGENDA

**ACTUAL TIME: 3:13 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

Chair Baucke adjourned the meeting at 3:13 p.m.

Submitted by,

Kira Esparza

Kira Esparza, Administrative Assistant