



City of Santa Barbara

PLANNING COMMISSION

MARCH 14, 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

NOTICES

A. TUESDAY, MARCH 12, 2024
SITE VISITS

8:00 A.M.

1553 SHORELINE DRIVE

Contact: Barbara Burkhart
BBurkhart@SantaBarbaraCA.gov
(805) 564-5470, ext. 4552

531 E ORTEGA STREET

Contact: Pilar Plummer
PPlummer@SantaBarbaraCA.gov
(805) 564-5470, ext. 4551

Site visits held.

PLEASE BE ADVISED

AGENDAS, MINUTES, & REPORTS: Documents relating to agenda items are available for review in the Community Development Department at 630 Garden Street, and agendas, minutes, and reports are also posted online at SantaBarbaraCA.gov/PC. Please note that online Staff Reports may not include some exhibits. Materials related to an item on this agenda submitted to the Planning Commission after distribution of the agenda packet are available for public inspection in the Community Development Department at 630 Garden Street during normal business hours.

PLANS & ADDITIONAL INFORMATION: The scope of a project may be modified as it proceeds through the planning process. If you have any questions, wish to review the plans, or wish to be placed on a mailing list for future agendas for an item, contact the Case Planner as listed in the project description. Office hours are 8:30 a.m. to 4:30 p.m., Monday through Thursday, and every other Friday (see SantaBarbaraCA.gov/Calendar for closure dates).

TELEVISION COVERAGE: Planning Commission meetings are broadcast live on Cox Communications-Channel 18 and online at SantaBarbaraCA.gov/CityTV. See SantaBarbaraCA.gov/CityTVProgramGuide for a rebroadcast schedule. An archived video of this meeting will be available at SantaBarbaraCA.gov/PCVideos.

APPEALS: Some items before the Planning Commission may be appealed to City Council. The appeal, accompanied by the appropriate filing fee per application, must be filed with the City Clerk's office within 10 calendar days of the Planning Commission decision.

I. ROLL CALL

Roll call taken. All Commissioners were present.

II. PRELIMINARY MATTERS

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

No requests made.

B. Announcements and appeals.

Announcements made.

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

1. Planning Commission February 29, 2024 Minutes

2. Planning Commission Resolution No. 003-24
101 Garden Street

Approved as amended.

Wiscomb/ Wardlow Vote: 6/0

Abstain: 1 (Boss)

Absent: 0

D. Comments from members of the public pertaining to items not on this agenda. Due to time constraints, each person is limited to two minutes.

No one wished to speak.

III. NEW ITEMS

A. ACTUAL TIME: 1:05 P.M.

GENERAL PLAN IMPLEMENTATION ANNUAL PROGRESS REPORTS

Application Number: PLN2024-00017

Applicant: Jillian Ferguson

State law requires the City to submit a General Plan Annual Progress Report to the State Office of Planning and Research and Housing and Community Development by April 1 of each year. The Annual Progress Report provides an overview of the City's General Plan implementation in 2023. The report will also be presented to City Council on March 19, 2024.

Discussion held.**B. ACTUAL TIME: 2:07 P.M.****1533 SHORELINE DRIVE**

Assessor's Parcel Number: 045-173-043

Zoning Designation: E-2/S-D-3 (One-Family Residence/Coastal Overlay)

Application Number: PLN2023-00353 Filing Date: August 28, 2023

Owner: Suzanne & Peter Hooper

Applicant: Trish Allen, SEPPS, Inc.

The project site is a 22,961-square-foot vacant bluff-top parcel located along the ocean side of Shoreline Drive, at the terminus of Loyola Drive. The proposal is to construct a new 3,905-square-foot two-story single-unit residence, 488-square-foot attached two-car garage, and a 509-square-foot detached Accessory Dwelling Unit (ADU). See Exhibits B and C for project plans and applicant letter, respectively.

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

- 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 15303 [New Construction or Conversion of Small Structures], and SBMC Chapter 22.100.

Approved the Coastal Development Permit.

Wiscomb/Boss Vote: 7/0

Abstain: 0

Absent: 0

Resolution No. 004-24

C. ACTUAL TIME: 3:03 P.M.**531 E ORTEGA STREET**

Assessor's Parcel Number: 031-101-024

Zoning Designation: R-M (Residential Multi-Unit)

Application Number: PLN2023-00178

Owner: Providence School

Applicant: Jay Higgins, H&H Environmental, Inc.

The 1.45-acre site is currently developed with a one-story main building, a gymnasium, and a surface parking lot. The project consists of redevelopment of the existing site to accommodate a Junior/High School (grades 6-12) campus for Providence School. The project involves additions and alterations to the existing single-story main building; demolition of the existing gymnasium and construction of a new 10,500-square-foot gymnasium; a new 4,969-square-foot two-story building comprised of a theatre, library and chapel; and a new 4,244-square-foot two-story building comprised of additional classroom and office administration space. The project includes alterations to the existing surface parking lot to accommodate a total of 40 uncovered vehicle spaces and 56 bicycle parking spaces, as well as grading and landscape/hardscape improvements throughout the site.

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

- A. A Modification of the minimum 12-foot interior setback for new nonresidential structures or additions to existing nonresidential structures in the R-M zone (SBMC §30.20.030.B & SBMC §30.250.020);.
- B. A Development Plan to allow the construction of 11,283 square feet of net new nonresidential development (SBMC Chapter 30.230); and
- C. A Conditional Use Permit to allow for the operation of a school use in the R-M zone (SBMC §30.20.020 & SBMC Chapter 30.215).

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, [In-Fill Development Projects], and SBMC Chapter 22.100.

Approved the Nonresidential Setbacks, Conditional Use Permit, and Development Plan.

Wiscomb/Wardlow Vote: 7/0

Abstain: 0

Absent: 0

Resolution No. 005-24

IV. ADMINISTRATIVE AGENDA

ACTUAL TIME: 4:38 P.M.

A. Committee and Liaison Reports.

1. Staff Hearing Officer Liaison Report

No report given.

2. Other Committee and Liaison Reports

No reports given.

B. Discussion on Subcommittees and Workshops

No discussion held.

V. **ADJOURNMENT**

Meeting adjourned at 4:39 p.m.