



City of Santa Barbara

PLANNING COMMISSION

MAY 2, 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, APRIL 30, 2024
SITE VISIT

8:00 A.M.

137 E DE LA GUERRA STREET
Pilar Plummer
PPlummer@SantaBarbaraCA.gov
(805) 564-5470, ext. 4551

Site visit 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 April 4, 2024 Minutes

2. Planning Commission Resolution No. 007-24
621 Chapala Street

Approved as presented.

DeLuccio/ Wardlow Vote: 7/0

Abstain: 0

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 ITEM

ACTUAL TIME: 1:06 P.M.

137 E DE LA GUERRA STREET

Assessor's Parcel Number: 031-011-009

Zoning Designation: C-G (Commercial General)

Application Number: PLN2023-00485

Owner: State of California

Applicant: Alex Suhadolnik

The 1,048-square-foot lot is currently developed with a two-story mixed-use building comprised of a 645-square-foot commercial retail space on the first floor and a 748-square-foot residential unit on the second floor; the building is part of a series of commercial storefronts (131-137 East De La Guerra Street) constructed in 1927 in the Spanish Colonial Revival style and designated as a Structure of Merit. The project involves a new ABC license (Type 20) for The Eddy, a

specialty food store at the corner of East De La Guerra Street and Santa Barbara Street. The Type 20 license allows the store to sell wine and beer for off-site consumption under the Alcoholic Beverage Control Act. No exterior changes are proposed.

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

- A. A Conditional Use Permit to allow for off-site sale of alcoholic beverages with a Type 20 license under the Alcoholic Beverage Control Act (SBMC §30.185.075 & SBMC §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 15301 [Existing Facilities], and SBMC Chapter 22.100.

Approved the Conditional Use Permit.

Barnwell/Wardlow Vote: 7/0

Abstain: 0

Absent: 0

Resolution No. 008-24

IV. ADMINISTRATIVE AGENDA

ACTUAL TIME: 1:46 P.M.

- A. Committee and Liaison Reports.
 - 1. Staff Hearing Officer Liaison Report
No report given.
 - 2. Other Committee and Liaison Reports
Reports given.
- B. Discussion on Subcommittees and Workshops
No discussion held.

V. ADJOURNMENT

Meeting adjourned at 1:51 p.m.