



City of Santa Barbara

PLANNING COMMISSION

JUNE 13, 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, JUNE 11, 2024
SITE VISIT

8:00 A.M.

133-135 E ORTEGA 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. 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

ACTUAL TIME: 1:03 P.M.

A. 133-135 E ORTEGA STREET

Assessor’s Parcel Number: 031-081-021
 Zoning Designation: C-G (Commercial General)
 Application Number: PRE2023-00134
 Owner: Cole Cervantes, SBID, LLC
 Applicant: Jarrett Gorin, Vanguard Planning Inc.

The 34,864-square-foot site is currently developed with three commercial structures and a surface parking area. The project consists of converting the existing structures to a 25-unit residential development under the City’s Average Unit-Size Density Incentive (AUD) Program and includes 2,416 square feet of demolition and 2,286 square feet of new floor area. The project includes repaving the surface parking area to provide 11 surface parking spaces, with 28 bicycle parking spaces provided within the development, the existing drive access through the building from E. Ortega Street will be removed and the area under the covered canopy will be converted to an outdoor courtyard for open yard space. Hardscape and landscape improvements are proposed throughout.

The project is being presented to the Planning Commission for AUD concept review and comments only pursuant to SBMC §30.150.060; no decisions will be made at this meeting, nor will any determination be made regarding environmental review of the proposed project. Staff Hearing Officer review and approval will be required for an Open Yard Modification under a formal planning application.

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

Staff Report*

**Available for viewing online at SantaBarbaraCA.gov/PC*

Planning Commission comments made.

Boss/Barnwell Vote: 7/0

Abstain: 0

Absent: 0

B. 2399 EDGEWATER WAY – (Item Postponed to July 11, 2024)

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

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

Application Number: PLN2022-00368 Filing Date: March 9, 2023

Owner: Curt Custard & Alexandra H. and Nicole L. Hack

Applicant: Jarrett Gorin, Vanguard Planning, Inc.

The project consists of a Lot Line Adjustment to transfer 2,497.73 square feet from 2339 Edgewater Way (APN 041-350-003) to 2337 Edgewater Way (APN 041-350-004). 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 Coastal Development Permit to allow the proposed development in the Appealable Jurisdiction of the City’s Coastal Zone (SBMC §28.44.060);
- C. A Modification 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.); and
- D. A Modification 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.).

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.

Staff Contact: Barbara Burkhart, Project Planner
BBurkhart@SantaBarbaraCA.gov, (805) 564-7587

IV. ADMINISTRATIVE AGENDA

ACTUAL TIME: 2:44 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 2:45 p.m.