



# City of Santa Barbara

## PLANNING COMMISSION

### JULY 11, 2024

1:00 P.M.  
City Hall, Council Chambers  
735 Anacapa Street  
[SantaBarbaraCA.gov](http://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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### NOTICES

A. TUESDAY, JULY 7, 2024  
SITE VISIT

8:00 A.M.

**504 STATE STREET**  
Contact: Holly Garcin  
[HGarcin@SantaBarbaraCA.gov](mailto:HGarcin@SantaBarbaraCA.gov)  
(805) 564-5470, ext. 4562

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](http://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](http://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](http://SantaBarbaraCA.gov/CityTV). See [SantaBarbaraCA.gov/CityTVProgramGuide](http://SantaBarbaraCA.gov/CityTVProgramGuide) for a rebroadcast schedule. An archived video of this meeting will be available at [SantaBarbaraCA.gov/PCVideos](http://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. Wardlow, Boss, and Lodge were absent.**

**II. PRELIMINARY MATTERS**

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

**No requests made.**

B. Announcements and appeals.

**No announcements made.**

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

1. Planning Commission June 6, 2024 Minutes
2. Planning Commission June 13, 2024 Minutes
3. Planning Commission Resolution No. 009-24  
1269 Ferrelo Road

**Approved as presented.**

**DeLuccio/Barnwell Vote: 4/0**

**Abstain: 0**

**Absent: 3 (Wardlow, Boss, and Lodge)**

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. CONTINUED ITEM – (Item postponed to August 15, 2024)**

**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: 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).

**PLEASE NOTE: Item III is postponed to August 15, 2024.**

**IV. NEW ITEM**

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

**504 STATE STREET**

Assessor’s Parcel Number: 037-173-020  
 Zoning Designation: M-C (Manufacturing Commercial)  
 Application Number: PLN2023-00407  
 Owner: RTK Associates  
 Applicant: Omar Khashen; Project 1938 LLC

The 11,200-square-foot lot is currently developed with a two-story mixed-use building comprised of a series of commercial storefronts (502-510 State Street) constructed in 1925 by Edwards and Plunkett and is a contributing historic resource. The project involves a new Alcohol Beverage Control (ABC) license (Type 20) for Lily’s Donuts & Pops at 504 State Street, proposing to sell artisan donuts and popsicles paired with local beer and wine. The Type 20 license would allow Lily’s to sell wine and beer for off-site consumption under the ABC Act. Review and approval of a variation to the Alcohol Beverage Retail Establishments “distance” development standard is requested from the Planning Commission pursuant to Santa Barbara Municipal Code Section 30.185.075. Exterior changes are limited to new signage. See Exhibits A and B for project plans and an applicant letter, respectively.

**Approved the Conditional Use Permit.**  
**Wiscomb/DeLuccio Vote: 4/0**  
**Abstain: 0**  
**Absent: 3 (Wardlow, Boss, and Lodge)**  
**Resolution No. 010-24**

**V. ADMINISTRATIVE AGENDA**

**ACTUAL TIME: 1:45 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.**

VI. **ADJOURNMENT**

**Meeting adjourned at 1:47 p.m.**