



City of Santa Barbara

PLANNING COMMISSION

MINUTES

JUNE 6, 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

CALL TO ORDER

Chair Baucke called the meeting to order at 1:01 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: None

STAFF PRESENT

Tava Ostrenger, Assistant City Attorney
Megan Arciniega, Senior Planner
Ted Hamilton-Rolle, Project Planner
Pilar Plummer, Associate Planner
Sebastian Herics, Assistant 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. May 2, 2024 Planning Commission Minutes
2. May 2, 2024 Planning Commission Special Lunch Meeting Minutes
3. May 16, 2024 Planning Commission Minutes
4. Planning Commission Resolution No. 008-24
137 E De La Guerra Street

MOTION: Wiscomb / Lodge

Approve the minutes and resolutions as presented.

The motion carried by the following vote:

Ayes: 7 Noes: 0 Abstain: 0 Absent: 0

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.

III. CONTINUED ITEM: CONTINUED FROM MAY 16, 2024

ACTUAL TIME: 1:04 P.M.

711 BATH STREET

Assessor's Parcel Number: 037-073-010

Zoning Designation: R-MH (Residential Multi-Unit and Hotel)

Application Number: PLN2023-00269

Owner: David Chase

Applicant: Amy Von Protz

The 8,995-square-foot site is currently developed with two one-story residential units and a detached single-car garage. The project consists of converting the front, 815-square-foot residence (Unit #1) to a short-term rental (hotel use). The project would also address miscellaneous violations identified in ENF2023-00142, including plumbing, piping, electrical, installation of a water heater, and conversion of the garage to a laundry room without a permit; the garage is proposed to be returned to its original permitted condition. On February 7, 2024, the Staff Hearing Officer denied an Interior Setback Modification to allow for a change of use from residential to commercial within the Interior Setback.

The purpose of the Planning Commission hearing is to consider the appeal of David Chase, of the Staff Hearing Officer's denial of an Interior Setback Modification for 711 Bath Street.

EX PARTE COMMUNICATION: Commissioner DeLuccio disclosed an ex parte communication as he visited the site independently.

Pilar Plummer, Associate Planner, gave the Staff presentation.

David Chase, Owner, gave the Applicant presentation.

Public comment opened at 1:29 p.m., and as no one wished to speak, it closed.

MOTION: Boss / Wardlow

Deny the appeal and uphold the Staff Hearing Officer's denial of the Modification, as identified in Staff Hearing Officer Resolution No. 006-24.

The motion carried by the following vote:

Ayes: 6 Noes: 1 (Barnwell) Abstain: 0 Absent: 0

The ten calendar day appeal period was announced.

IV. NEW ITEM

ACTUAL TIME: 2:01 P.M.

1269 FERRELO ROAD

Assessor's Parcel Number: 029-271-006

Zoning Designation: RS-15 (Residential Single Unit)

Application Number: PLN2022-00036

Owner: Jarryd Neil Commerford

Applicant: Tom Moss, Anacapa Architecture

Proposal for substantial redevelopment of the existing non-conforming residence involving partial demolition for a new 2,964 square-foot three-story residence conforming to the required setbacks with a 442-square foot garage. Project includes permitting the as-built conversion of floor area at the basement level to habitable, and additional improvements including removal of the existing driveway and curb cut to be replaced with a new curb cut and access bridge at the new garage location, new photovoltaic array infrastructure, a pool, and hardscape and landscape improvements throughout. The project received Parks & Recreation Commission approval for the removal of 3 trees in the front setback on December 13, 2023. The proposed total of 3,406 square-feet on a 12,197 square foot lot is 85% of the maximum required floor-to-lot area ratio (FAR) (includes 50% floor area reduction for the partially below grade basement). The property is adjacent to a historic resource in the English Vernacular style at 1277 Ferrelo Road.

The purpose of the Planning Commission hearing is to consider the appeal of Rose Wills, of the Single Family Design Board's Final Approval of the project.

EX PARTE COMMUNICATION: Commissioner Wiscomb disclosed an ex parte communication as she visited the site independently.

Ted Hamilton-Rolle, Project Planner, gave the Staff presentation. Sebastian Herics, Assistant Planner and Katie Gerpheide, Consent Reviewer, Single Family Design Board (SFDB) were available to answer questions.

Derrick Booth, Professor, University of California Santa Barbara gave the Appellant presentation.

Tom Moss, Anacapa Architecture, gave the Applicant presentation.

Public comment opened at 2:46 p.m., and the following individuals spoke:

1. Emma Brinkman
2. Michael Marzolla
3. William Dillon
4. Wijegupta Ellepola
5. Consuelo Benavidez
6. Rebecca Knecht

Written correspondence from Janet K McGinnis, William M Dillon, Rose L. Wills, and Brian Hershkowitz and Diana Miller was acknowledged.

Public comment closed at 3:00 p.m.

*** THE COMMISSION RECESSED FROM 4:19 TO 4:26 P.M. ***

MOTION: Barnwell / Wardlow

Assigned Resolution No. 009-24

Uphold the appeal and deny the Final Approval. The project plans are not in substantial conformance with the plans that received Project Design Approval and are not consistent with City Council Resolution No. 23-101 because:

1. The project does not conform to City Council's request to lower the height of the building.
2. The building's maximum elevation above sea level needs to be reduced by 1-foot.
3. The floor area ratio (FAR) should be reviewed by Single Family Design Board (SFDB).
4. The decks and balconies need to be located 15 feet from the property line.

The motion carried by the following vote:

Ayes: 7 Noes: 0 Abstain: 0 Absent: 0

V. ADMINISTRATIVE AGENDA

ACTUAL TIME: 4:57 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.

VI. ADJOURNMENT

Chair Baucke adjourned the meeting at 4:59 p.m.

Submitted by,

Mariah Johnson, Commission Secretary

DRAFT