



# City of Santa Barbara

## PLANNING COMMISSION

### MINUTES

JUNE 13, 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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### CALL TO ORDER

Chair Baucke called the meeting to order at 1:00 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  
Pilar Plummer, Associate 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:

1. Ms. Arciniega announced that it is Commissioner Lodge's birthday today.

2. Chair Baucke announced the following:
  - a. The Joint City Council – Planning Commission (PC) meeting is scheduled for July 26, 2024 from 9a.m.-12p.m. in the David Gebhard hearing room.
  - b. The appeal for 101 Garden Street has been continued indefinitely.

C. Comments from members of the public pertaining to items not on this agenda:

Public comment opened at 1:02 p.m., and as no one wished to speak, it closed.

Written correspondence from Sullivan Israel was acknowledged.

Public comment reopened at 2:42 p.m. and the following individual spoke:

1. Kristen Sneddon

### III. **NEW ITEMS**

A. **ACTUAL TIME: 1:03 P.M.**

**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.

Pilar Plummer, Associate Planner, gave the Staff presentation.

Jarrett Gorin, Vanguard Planning Inc., gave the Applicant presentation.

Public comment opened at 1:40 p.m.,

The following individuals spoke:

1. Steve Johnson

Written correspondence from Steven A. Johnson was acknowledged.

Public comment closed at 1:43 p.m.

**MOTION: Boss / Barnwell**

1. Study ways to add more light through the canopy structure including for the benefit of the interior units.
2. Consider the parking challenges of the site and neighborhood.
3. The Commission appreciates the adaptive reuse of the existing commercial structures.
4. The Commission thinks that the project proposed, or the alternative project presented by the Applicant are both appropriate in terms of addressing the required open yard.
5. Consider a plaque or other reference to the Coca Cola bottling plant originally on the property.
6. Consider including an art component that could be shared with the public under the canopy area or elsewhere on site.
7. The Commission prefers that the ADA accessible ramp should be at the front door.
8. The project is compatible with the neighborhood and sensitive to the adjacent Historic buildings.
9. Suggestion for the land banked area to be planted with vertical plantings, if it is not used for parking, so that it is more attractive.

The motion carried by the following vote:

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

**B. 2339 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.

**Item postponed to July 11, 2024.**

#### **IV. ADMINISTRATIVE AGENDA**

**ACTUAL TIME: 2:44 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.

#### **V. ADJOURNMENT**

Chair Baucke adjourned the meeting at 2:45 p.m.

Submitted by,

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Mariah Johnson, Commission Secretary