



City of Santa Barbara

PLANNING COMMISSION

MINUTES

MARCH 14, 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 1:00 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
Dan Gullett, Principal Planner
Jillian Ferguson, Associate Planner
Barbara Burkhart, Assistant 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:

Ms. Arciniega announced the following:

1. The project at 101 Garden Street received four appeals that will be taken together to City Council once a date is determined.
 2. An emergency Coastal Development Permit (CDP) was submitted for 3405 Sea Ledge Lane pertaining to slope stabilization. An emergency CDP was approved for the property earlier this year, but a secondary slide has occurred. Staff has granted the emergency CDP and it will be coming to Planning Commission (PC) for full review.
- C. Review, consideration, and action on the following draft Planning Commission minutes and resolutions:
1. February 29, 2024 Planning Commission Minutes
 2. Planning Commission Resolution No. 003-24
101 Garden Street

MOTION: Wiscomb / Wardlow

Approve the minutes and resolutions as amended.

The motion carried by the following vote:

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

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

Public comment opened at 1:04 p.m., and as no one wished to speak, it closed.

III. NEW ITEM

A. ACTUAL TIME: 1:05 P.M.

GENERAL PLAN IMPLEMENTATION ANNUAL PROGRESS REPORTS

Application Number: PLN2024-00017

Applicant: Jillian Ferguson

State law requires the City to submit a General Plan Annual Progress Report to the State Office of Planning and Research and Housing and Community Development by April 1 of each year. The Annual Progress Report provides an overview of the City's General Plan implementation in 2023. The report will also be presented to City Council on March 19, 2024.

Jillian Ferguson, Associate Planner, gave the Staff presentation. Dan Gullett, Principal Planner, was available to answer questions.

Public comment opened at 1:17 p.m., and as no one wished to speak, it closed.

Written correspondence from Steve Johnson was acknowledged.

Discussion held.

B. ACTUAL TIME: 2:07 P.M.**1553 SHORELINE DRIVE**

Assessor's Parcel Number: 045-173-043

Zoning Designation: E-2/S-D-3 (One-Family Residence/Coastal Overlay)

Application Number: PLN2023-00353 Filing Date: August 28, 2023

Owner: Suzanne & Peter Hooper

Applicant: Trish Allen, SEPPS, Inc.

The project site is a 22,961-square-foot vacant bluff-top parcel located along the ocean side of Shoreline Drive, at the terminus of Loyola Drive. The proposal is to construct a new 3,905-square-foot two-story single-unit residence, 488-square-foot attached two-car garage, and a 509-square-foot detached Accessory Dwelling Unit (ADU). See Exhibits B and C for project plans and applicant letter, respectively.

The discretionary applications under the jurisdiction of the Planning Commission at this hearing are:

- A. A Coastal Development Permit to allow the proposed development in the Appealable Jurisdiction of the City's Coastal Zone (SBMC §28.44.060);

Confirm the Environmental Analyst's determination that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15303 [New Construction or Conversion of Small Structures], and SBMC Chapter 22.100.

Barbara Burkhart, Assistant Planner, gave the Staff presentation.

Trish Allen, SEPPS, INC., gave the Applicant presentation, and was joined by Liz Hughes, Architect; Courtney Miller, Landscape Architect, CJM::LA; Adam Simmons, Geologist; and Suzanne and Peter Hooper, Owners.

Public comment opened at 2:42 p.m., and as no one wished to speak, it closed.

MOTION: Wiscomb / Boss**Assigned Resolution No. 004-24**

Approve the project, making the findings for the Coastal Development Permit as outlined in the Staff Report dated March 7, 2024, subject to the Conditions of Approval as outlined in the Staff Report, with the following revisions to the Conditions of Approval:

1. Update the header on all pages to March 14, 2024.
2. On page 2 Item B.6 – Future Threats to Development remove, “pool, spa.”
3. On page 4 Item C.3 – Irrigation System add, “The drip system along the bluff edge shall be removed after one year of plant growth. Remove, “No irrigation is allowed on the bluff face or within the Coastal Bluff Edge Development Buffer.”
4. On page 5 Item 2.B – Drainage and Water Quality remove, “July 1, 2022” and “Ashley & Vance Engineering, Inc.” Add, “December 14, 2023” and “Flowers & Associates.”

The motion carried by the following vote:

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

The ten calendar day appeal period was announced.

*** THE COMMISSION RECESSED FROM 2:55 TO 3:03 P.M. ***

C. ACTUAL TIME: 3:03 P.M.

531 E ORTEGA STREET

Assessor's Parcel Number: 031-101-024

Zoning Designation: R-M (Residential Multi-Unit)

Application Number: PLN2023-00178

Owner: Providence School

Applicant: Jay Higgins, H&H Environmental, Inc.

The 1.45-acre site is currently developed with a one-story main building, a gymnasium, and a surface parking lot. The project consists of redevelopment of the existing site to accommodate a Junior/High School (grades 6-12) campus for Providence School. The project involves additions and alterations to the existing single-story main building; demolition of the existing gymnasium and construction of a new 10,500-square-foot gymnasium; a new 4,969-square-foot two-story building comprised of a theatre, library and chapel; and a new 4,244-square-foot two-story building comprised of additional classroom and office administration space. The project includes alterations to the existing surface parking lot to accommodate a total of 40 uncovered vehicle spaces and 56 bicycle parking spaces, as well as grading and landscape/hardscape improvements throughout the site.

The discretionary applications required at this hearing under the purview of the Planning Commission are:

A. A Modification of the minimum 12-foot interior setback for new nonresidential structures or additions to existing nonresidential structures in the R-M zone (SBMC §30.20.030.B & SBMC §30.250.020);.

B. A Development Plan to allow the construction of 11,283 square feet of net new nonresidential development (SBMC Chapter 30.230); and

C. A Conditional Use Permit to allow for the operation of a school use in the R-M zone (SBMC §30.20.020 & SBMC Chapter 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 15332, [In-Fill Development Projects], and SBMC Chapter 22.100.

Pilar Plummer, Associate Planner, gave the Staff presentation.

Jay Higgins, H&H Environmental, Inc., gave the Applicant presentation, and was joined by Soo Chang, Head of School; Brian Cearnal, Architect, Cearnal Collective; and Justin Manuel, Landscape Architect, Arcadia Studio.

Public comment opened at 3:39 p.m., and the following individuals spoke:

1. Alessandro Moretto
2. Jamie De Vries
3. Angel Madrigal

Public comment closed at 3:47 p.m.

MOTION: Wiscomb / Wardlow Assigned Resolution No. 005-24

Approve the project, making the findings for the Interior Setback Modification, Conditional Use Permit, and Development Plan and confirm the Environmental Analyst's determination of exemption as outlined in the Staff Report dated March 7, 2024, subject to the Conditions of Approval as outlined in the Staff Report, including the revisions to the Conditions of Approval outlined in the Staff Memorandum dated March 13, 2024, with the following revisions to the Conditions of Approval:

1. On page 9 Section D.2.c remove the first sentence, "Conduct exploratory borings or trenches within any areas that are proposed for grading or subsurface work, to determine the presence or absence of debris" and amend the following sentence to, "Any non-native fill material encountered during grading shall..." as outlined in the Staff Memorandum dated March 13, 2024, Exhibit 2.
2. On page 10 Section D.2.g add, "Owner voluntarily agrees to request to be admitted to the Joint Use Committee C between School District and City and will show proof of the request to the Community Development Director."
3. On page 8 section D.1.b – East Ortega Street and North Salsipuedes Street Public Improvements amend to, "8 new street trees."

The motion carried by the following vote:

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

The ten calendar day appeal period was announced.

IV. ADMINISTRATIVE AGENDA

ACTUAL TIME: 4:38 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 4:39 p.m.

Submitted by,

Mariah Johnson

Mariah Johnson, Commission Secretary