



City of Santa Barbara

PLANNING COMMISSION

MINUTES

MARCH 21, 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
Ellen Kokinda, Design Review Supervisor
Ted Hamilton-Rolle, Project 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:

No announcements.

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

Public comment opened at 1:01 p.m., and as no one wished to speak, it closed.

III. **NEW ITEM**

ACTUAL TIME: 1:02 P.M.

324 W MONTECITO ST

Assessor's Parcel Number: 037-232-018

Zoning Designation: C-G (Commercial General)

Application Number: PLN2024-00027

Applicant: J.K. Mondol, Mondol Development Co.

Owner: Jonathan Modugno Revocable Trust
Thomas and Kim Modugno, Trustees

The proposed project involves a change in ownership of Santa Cruz Market, which results in the transfer of the associated ABC license (Type 20) to the new owner. The Type 20 license allows the market to sell alcohol for off-site consumption under the Alcoholic Beverage Control Act. No changes are proposed to the building or existing site.

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

A. A Conditional Use Permit to allow for continued sale of alcoholic beverages for off-site consumption with a Type 20 license (SBMC §30.185.075 & SBMC §30.215)

Confirm the Environmental Analyst's determination that the project is exempt from further environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15301, [Existing Facilities].

Pilar Plummer, Associate Planner, gave the Staff presentation.

J.K. Mondol, Mondol Development Co., Applicant, gave the Applicant presentation, and was joined by Thomas and Kim Modugno, Owners.

Public comment opened at 1:22 p.m., and as no one wished to speak, it closed.

Written correspondence from David Powdrell, Anonymous, Anonymous, Carter and Wendy Morgan, Kelley Baeza, Kimberly De Campos, Anonymous, Anonymous, Marina, Jess Frank, Anonymous, Mitchell Vance, Robert and Bonnie Moore, Tom Hoffman, Sarah, Michael B. Malone, Peter Overgaag, Janean and Jim Daniels, and Anonymous was acknowledged.

MOTION: DeLuccio / Barnwell

Assigned Resolution No. 006-24

Approve the project, making the findings for the Conditional Use Permit and confirm the Environmental Analyst's determination of exemption as outlined in the Staff Report dated March 13, 2024, subject to the Conditions of Approval as outlined in the Staff Report, with the following revision to the Conditions of Approval:

1. Under General Conditions - Mandatory Training add, "either the Responsible Beverage Service (RBS) training or the Licensee Education on Alcohol and Drugs program (LEAD) Training."

The motion carried by the following vote:

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

IV. **DISCUSSION ITEM**

ACTUAL TIME: 1:36 P.M.

SINGLE FAMILY DESIGN BOARD PROCESS IMPROVEMENTS

Reference Number: PLN2024-00017

City Staff will be presenting a conceptual-level discussion of the proposed Single Family Design Board (SFDB) process improvements. The discussion will include proposed code amendment concepts to reduce the number of SFDB design review triggers and to expand opportunities for administrative (staff) review, which will help cut down on the number of SFDB projects that require a public hearing.

Ted Hamilton-Rolle, Project Planner, gave the Staff presentation. Ellen Kokinda, Design Review Supervisor, was available to answer questions.

Public comment opened at 2:56 p.m., and the following individuals spoke:

1. Leslie Colasse
2. Karen Lantz

Written correspondence from Fred L. Sweeney, AIA and Leslie M. Colasse was acknowledged.

Public comment closed at 3:04 p.m.

Commission Comments:

- Some Commissioners support eliminating SFDB design review triggers for small additions up to 250 square feet while some Commissioners do not.
- All Commissioners support eliminating SFDB design review triggers for minor alterations.
- All Commissioners support maintaining a design review trigger for major alterations.
- Some Commissioners recommend "major alterations" be quantified.
- All Commissioners support rewriting the SFDB design review triggers to shift their location-based focus from special design districts to a scope-based focus on a project's potential for significant impacts on adjacent properties and the neighborhood.
- All Commissioners support the design review exception for upper-story decks further than 15 feet from any interior lot line but do not support roof decks being included in this exception.
- Some Commissioners suggest that the design review exception for upper-story decks further than 15 feet from the interior lot line changes to 120 square feet instead of the proposed 200 square feet.
- All Commissioners indicated that roof decks above the second story should not be included in this exception.

- All Commissioners support elimination of noticing requirements for minor projects.
- All Commissioners support the proposed amendments to required findings with elimination of “erosion control” from the Grading Findings.
- In the proposed Neighborhood Preservation Findings most Commissioners support combining “Compatibility and Character” and “Quality Architecture and Materials.”
- The Commission supports amending Title 30 to make the Community Development Director the default MZE review authority with the ability to refer MZEs to design review if needed. They suggest including “or their designee” and defining the Community Development Director.
- The Commission agrees with SFDB becoming the review authority for project requests that exceed maximum FAR.

V. ADMINISTRATIVE AGENDA

ACTUAL TIME: 4:03 P.M.

A. Committee and Liaison Reports:

1. Staff Hearing Officer Liaison Report

No report.

2. Other Committee and Liaison Reports

- a. Commissioner Lodge reported on the Architectural Board of Review meeting of March 18, 2024.
- b. Chair Baucke reported on the State Street Advisory Committee meeting of March 18, 2024.

B. Discussion on Subcommittees and Workshops

No discussion held.

VI. ADJOURNMENT

Chair Baucke adjourned the meeting at 4:06 p.m.

Submitted by,



Mariah Johnson, Commission Secretary