



City of Santa Barbara

PLANNING COMMISSION

MINUTES

FEBRUARY 5, 2026

1:00 P.M.
City Hall, Council Chambers
735 Anacapa Street
SantaBarbaraCA.gov

COMMISSION MEMBERS:

Lucille Boss, *Chair*
Donald DeLuccio, *Vice Chair*
Brian Barnwell
John M. Baucke
Benjamin Peterson
Devon Wardlow
Lesley Wiscomb

CITY COUNCIL LIAISON:

Mike Jordan

STAFF:

Tava Ostrenger, Chief Assistant City Attorney
Megan Arciniega, Senior Planner
Jasper Carman, Commission Secretary

CALL TO ORDER

Chair Boss called the meeting to order at 1:02 p.m.

I. ROLL CALL

Chair Lucille Boss, Vice Chair Donald DeLuccio, Commissioners Brian Barnwell, John M. Baucke, Benjamin Peterson, Devon Wardlow, and Lesley Wiscomb

Absent: None

STAFF PRESENT

Tava Ostrenger, Chief Assistant City Attorney
Megan Arciniega, Senior Planner
Commander Brian Miller, Santa Barbara Police Department
Teresa Sjoting, Transportation Planner
Onalisa Hoodes, Police Services Coordinator
Kelly Brodison, Associate Planner
Gillian Fennessy, Assistant Planner
Christopher Bell, City TV Production Supervisor
Janet Ahern, City TV Production Specialist
Jasper Carman, 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 Draft Housing Plan Environmental Impact Report is now available for public review online at <https://santabarbaraca.gov/housingeir>. The Planning Commission will provide comments on the report on March 12, 2026 and comments from the public will be collected through March 17, 2026.
2. The Draft Inclusionary Housing and In-Lieu Fee Study is now available for public review online at <https://santabarbaraca.gov/inclusionary-housing-requirements>. Comments from the public will be collected through March 1, 2026 and the final study is tentatively scheduled for Planning Commission review on April 16, 2026.
3. Cal Poly Regional Planning Graduate Program students will be at City Hall tomorrow, February 6, 2026, from 12 – 2 p.m. looking to gather community feedback on the preliminary goals and recommendations from their study of the De la Vina corridor. This is a public workshop so if anyone is interested in following their study and potential improvements for community vitality, you are welcome to attend.

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

1. January 8, 2026 Planning Commission Minutes
2. January 15, 2026 Planning Commission Minutes

MOTION: Baucke / DeLuccio

Approve the January 8, 2026 Minutes as presented.

The motion carried by the following vote:

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

MOTION: DeLuccio / Wardlow

Approve the January 15, 2026 Minutes as presented.

The motion carried by the following vote:

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

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

Public comment opened at 1:06 p.m., and as no one wished to speak, it closed.

III. NEW ITEM**A. ACTUAL TIME: 1:07 P.M.****101 & 103 NORTH MILPAS STREET AND 825 EAST MASON STREET**

Assessor's Parcel Number: 017-083-015, 017-083-016, & 017-083-017

Zoning Designation: C-G (Commercial General)

Application Number: PLN2025-00237

Applicant: Sherrie Olson / PLRC

Owner: Kamran Amiri / Milpas Street Properties, LLC

The proposed project involves a request for a Conditional Use Permit (CUP) to allow the sale of beer and wine for off-site consumption at the El Rey Market. No changes are proposed to the building or existing site.

The action under the jurisdiction of the Planning Commission at this hearing is:

- A. A Conditional Use Permit to allow the sale of alcoholic beverages for offsite consumption with a Type 20 license under the Alcoholic Beverage Control Act pursuant to SBMC Chapter §30.185.075 and 30.215; and
- B. A CEQA Determination that the project is categorically exempt from further environmental review pursuant to California Environmental Quality Act Guidelines Section 15301 [Existing Facilities].

Gillian Fennessy, Assistant Planner, gave the Staff presentation. Commander Brian Miller, Santa Barbara Police Department and Onalisa Hoodes, Police Services Coordinator, were available to answer questions.

Sherrie Olson, Applicant gave the Applicant presentation and was joined by Javier Solis.

Public comment opened at 1:18 p.m., and the following individuals spoke:

- 1. Anonymous
- 2. Natalia Govoni
- 3. Christel Barros

Written correspondence from Richard Garrett was acknowledged.

Public comment closed at 1:28 p.m.

MOTION: Wiscomb / Peterson**Assigned Resolution No. 001-26**

Approve the project, making the findings for the Conditional Use Permit and California Environmental Quality Act exemption as outlined in the Staff Report dated January 29, 2026, subject to the Conditions of Approval as outlined in the Staff Report, with the following revisions to the Conditions of Approval:

- 1. On page 2, section C, subsection 6, revise the language to state "**Product Display.** The display of alcoholic beverages is prohibited:".

2. On page 3, section 7, line 2, in between the words “adequate trash” add the word “locked”.
3. On page 4, section 15, revise the language to state “**Reporting.** The owner shall participate in the annual Police Department inspections program. Inspection data will be forwarded to the Planning Commission annually. Should the City Administrator or the Chief of Police determine that there are unresolved or continued violations, a report of those violations shall be presented to the Planning Commission for review at a public hearing.”

The motion carried by the following vote:

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

The ten calendar day appeal period was announced.

B. ACTUAL TIME: 1:50 P.M.

419 WEST PUEBLO STREET

Assessor's Parcel Number: 025-171-050

Zoning Designation: SP8-H

Application Number: PLN2025-00136

Applicant: Heidi Jones / Meraki Land Use Consulting

Owner: Scott Allen / Santa Barbara Cottage Hospital

The 2.4-acre lot is currently developed with the Cottage Hospital Pueblo Parking Structure (containing an 1,840-square-foot bike parking room and a 1,210-square-foot retail space), an 8,202-square-foot childcare center, a 19-space surface parking lot and a 188-square-foot storage structure. The proposed project includes demolition of the 19-space surface parking lot and 188-square-foot storage structure and construction of a 6,847-square-foot two-story childcare center building. The new building would expand the existing 8,202-square-foot childcare center, which provides childcare services exclusively for Cottage Hospital employees. The new building is comprised of a 4,882-square-foot ground floor childcare center with a 410-square-foot lobby and 1,667-square-foot second floor office area, and an outdoor play area within the interior courtyard.

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

- A. A Conditional Use Permit to allow for new development in the SP8-H Zone (SBMC Chapter 30.125.040 and 30.215); and
- B. A Development Plan to allow the construction of 6,960 square feet of net new nonresidential floor area (SBMC Chapter 30.230); and
- C. A CEQA Determination that the project is categorically exempt from further environmental review pursuant to California Environmental Quality Act Guidelines Section 15303 [New Constructions Or Conversion Of Small Structures].

Project Design Approval and Final Design Approval by the Architectural Board of Review (ABR) will also be required for the project at a later date, if the Planning Commission approves the project (SBMC Chapter 30.220).

Kelly Brodison, Associate Planner, gave the Staff presentation. Teresa Sjoting, Transportation Planner, was available to answer questions.

Heidi Jones, Meraki Land Use Consulting; Ron Lafrican, Cottage Health; and Brian Cearnal, Cearnal Collective gave the Applicant presentation, and were joined by Scott Allen, Cottage Health; Scott Schell, Associated Transportation Engineers; and Laura Hudson-Benard, Cearnal Collective.

Public comment opened at 5:14 p.m., and as no one wished to speak, it closed.

Written correspondence from Paulina Conn, Pat Saley, and Caroline Wolf was acknowledged.

MOTION: Barnwell / Wiscomb

Assigned Resolution No. 002-26

Approve the project, making the findings for the Conditional Use Permit, Development Plan, and California Environmental Quality Act exemption as outlined in the Staff Report dated January 29, 2026, subject to the Conditions of Approval as outlined in the Staff Report, with the revision to the Conditions of Approval on page 2, section C, subsection 1, revise the language to state "The removal of one (1) 20-inch diameter Coast Live Oak tree shall be replaced with four (4) 48-inch box Island Oaks (*Quercus tomentella*) planted at a proposed Santa Barbara Cottage Workforce Housing site located at 2415 De la Vina Street."

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: 2:40 P.M.

A. Committee and Liaison Reports:

1. Staff Hearing Officer Liaison Report

Vice Chair DeLuccio reported on the Staff Hearing Officer meeting of February 4, 2026.

2. Other Committee and Liaison Reports

a. Vice Chair DeLuccio reported on the January 28, 2026 meeting of the Historic Landmarks Commission.

B. Discussion on Subcommittees and Workshops

Discussion held.

V. **ADJOURNMENT**

Chair Boss adjourned the meeting at 2:43 p.m.

Submitted by,



Jasper Carman, Commission Secretary