



City of Santa Barbara

PLANNING COMMISSION

MINUTES

NOVEMBER 13, 2025

1:00 P.M.

City Hall, Council Chambers
735 Anacapa Street
SantaBarbaraCA.gov

COMMISSION MEMBERS:

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

CITY COUNCIL LIAISON:

Mike Jordan

STAFF:

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

CALL TO ORDER

Chair Wardlow called the meeting to order at 1:01 p.m.

I. ROLL CALL

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

Absent: Commissioner Brian Barnwell

STAFF PRESENT

Tava Ostrenger, Assistant City Attorney
Ellen Kokinda, City Planner
Megan Arciniega, Senior Planner
Nicole Hernandez, Architectural Historian
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:

Ms. Arciniega announced that item III.B on today's agenda, 1250 Cliff Dr., has been postponed to the November 20, 2025 meeting.

B. Announcements and appeals:

Ms. Arciniega announced the following:

1. The Staff Hearing Officer approval of a Coastal Development Permit and the Single Family Design Board denial of Project Design Approval and Final Approval for the project at 3139 Sea Cliff Ln. have both been appealed to the Planning Commission and will be scheduled for your review in the upcoming weeks.
2. There will be an open house this Friday from 12–2 p.m. facilitated by Cal Poly graduate students who are studying the De La Vina corridor as it connects the downtown to the upper State St. area. The open house will be held in the IT Training Room at City Hall, 735 Anacapa St., and we encourage the public to attend to gather input and interact with their presentation.

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

Public comment opened at 1:03 p.m.,

The following individual spoke:

1. Cass Ensberg

Public comment closed at 1:06 p.m.

III. **NEW ITEMS**

A. **ACTUAL TIME: 1:06 P.M.**

HISTORIC RESOURCE ORDINANCE UPDATES

Application Number: PLN2025-00050

Applicant: City of Santa Barbara, Planning Division

Staff request the Planning Commission to initiate and consider a recommendation to City Council for adoption of Zoning Ordinance Amendments related to the definition of Historic Resources to change terminology from "Historic Resources Inventory" to "Local Register of Historical Resources." This change is requested to align City terminology with State Housing Laws, which specifically reference protected historic resources as those listed on a local historic register as defined in the California Resources Code. Adopting consistent terminology will ensure compliance with State law, eliminate potential confusion for applicants navigating City requirements, and ensure that sites listed on the City's existing Historic Resources Inventory maintain protection against demolition.

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

That Planning Commission consider amendments to the Zoning Ordinance related to Historic Resources and:

- A. Initiate a Zoning Ordinance amendment pursuant to SBMC Section 30.235.040;
- B. Recommend that City Council amend the Zoning Ordinance to ensure protection of the properties listed on the Historic Resources Inventory, specifically Chapter 30.57 Landmark (LD) and Historic District (HD) Overlay Zones, Chapter 30.157 Historic Resources, Chapter 30.220 Design Review, and Chapter 30.300.080 "H" Definitions;

- C. Determine that the ordinance amendments related to historic resources are consistent with the General Plan; and
- D. Affirm the CEQA determination that the ordinance amendments are exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15305 Minor Alterations in Land Use Limitations.

Nicole Hernandez, Architectural Historian, gave the Staff presentation. Ellen Kokinda, City Planner was available to answer questions.

Dennis Doordan, Commissioner on the Historic Landmarks Commission (HLC), made a statement of support on behalf of the HLC and was available to answer questions regarding the HLC's comments on the project.

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

1. Mary Ellen Brooks on behalf of the Citizens Planning Association

Public comment closed at 1:21 p.m.

MOTION: DeLuccio / Baucke

Initiate the Zoning Ordinance amendment, making the findings for the Recommendation to City Council as outlined in the Staff Report dated November 10, 2025.

The motion carried by the following vote:

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

B. 1250 CLIFF DRIVE (*postponed to November 20, 2025*)

Assessor's Parcel Number: 035-200-009

Zoning Designation: RS-7.5 (Residential Single Unit)

Application Number: PLN2025-00253

Applicant: Sarah Bronstad; Brownstein Hyatt Farber Schreck, LLP

Owner: Parris Family Trust 9/10/03; William S. Parris, Trustee

The 67,201-net-square-foot (1.67-acre) lot is located on the northern side of Cliff Drive, midblock between Terrace Road and Vista De La Playa Lane (APN 033-053-022). The property is zoned Residential Single Unit (RS-7.5) and has a land use designation of Low Density Residential (5 du/ac) in the General Plan. The proposed project involves a four-lot subdivision, public improvements along Cliff Drive and within the City's right-of-way easement, a new 16-foot-wide driveway located west of the historic tree colonnade, and the construction of two new single-unit residences, each with an Accessory Dwelling Unit (ADU) and garage. The existing historic residence and secondary residence would remain.

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

- A. A Tentative Parcel Map to allow the division of one lot into four lots (SBMC Chapter 27.07);

- B. Three Street Frontage Modifications to allow Lots 1, 2, and 4 to not have 60 feet of public street frontage (SBMC Table 30.20.030.A. and §30.250.020);
- C. A Public Street Waiver to allow Lots 1, 2, and 4 to not front a public street (SBMC §22.60.130); and
- D. Affirm CEQA Determination that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15315 [Minor Land Divisions], Section 15303 [New Construction or Conversion of Small Structures], and Section 15332 [Infill Development Projects] of the California Environmental Quality Act (CEQA) Guidelines.

Item postponed to November 20, 2025.

IV. ADMINISTRATIVE AGENDA

ACTUAL TIME: 1:42 P.M.

A. Committee and Liaison Reports:

1. Staff Hearing Officer Liaison Report

Commissioner DeLuccio reported on the Staff Hearing Officer meeting of November 12, 2025.

2. Other Committee and Liaison Reports

- a. Commissioner Baucke reported on the November 10, 2025 meeting of the Architectural Board of Review.
- b. Commissioner Boss reported on the October 9, 2025 meeting of Downtown Parking Committee.

B. Discussion on Subcommittees and Workshops

Discussion held.

V. ADJOURNMENT

Chair Wardlow adjourned the meeting at 1:49 p.m.

Submitted by,



Jasper Carman, Commission Secretary