



City of Santa Barbara

PLANNING COMMISSION

MINUTES

APRIL 17, 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 1:00 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
Megan Arciniega, Senior Planner
Barbara Burkhart, Project 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 that the California Coastal Commission found no substantial issue with the 101 Garden Street hotel project, upholding staff's determination and denying the appeals.

Ms. Ostrenger announced that there was a presentation on the pending housing bills in our legislature at the City Council Legislative Committee meeting this past Tuesday and a link to watch the meeting will be distributed to the Commission.

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 Joan Fargas was acknowledged.

III. NEW ITEM

ACTUAL TIME: 1:02 P.M.

2020 CHAPALA ST

Assessor's Parcel Number: 025-311-023

Zoning Designation: O-R

Application Number: PLN2024-00394

Applicant: Heidi Jones, Meraki Land Use Consulting

Owner: Enoch Poon, Representative / iFika, LLC.

The 22,050-square-foot property is currently developed with a 2,803-square-foot one-story church building, a 1,265-square-foot detached one-story accessory building to the rear (east), and a 17-space parking lot. The proposal is for a Zoning Ordinance and Zoning Map Amendment to rezone the subject site from O-R (Office Restricted) to C-G (Commercial General).

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

- A. A Zoning Ordinance and Zoning Map Amendment to rezone the site from Office Restricted (O-R) to Commercial General (C-G) per SBMC Chapter 30.235.

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 15305 and SBMC §22.100.070.C.5., [Minor Alterations in Land Use Limitations].

Barbara Burkhart, Project Planner, gave the Staff presentation.

Heidi Jones, Meraki Land Use Consulting and Jennifer Parks, McDermott-Crockett & Associates Mortuary Manager were available to answer questions.

Public comment opened at 1:14 p.m., and as no one wished to speak, it closed.

Written correspondence from Steve Johnson was acknowledged.

MOTION: Wiscomb / Peterson

1. The Commission recommends approval of the Zoning Ordinance and Zoning Map Amendment to City Council.
2. The Commission finds the CEQA exemption to be appropriate.

The motion carried by the following vote:

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

IV. ADMINISTRATIVE AGENDA

ACTUAL TIME: 1:20 P.M.

A. Committee and Liaison Reports:

1. Staff Hearing Officer Liaison Report

No report.

2. Other Committee and Liaison Reports

- a. Commissioner Peterson reported on the City Council Legislative Committee meeting of April 15, 2025.

B. Discussion on Subcommittees and Workshops

No discussion held.

V. ADJOURNMENT

Chair Wardlow adjourned the meeting at 1:22 p.m.

Submitted by,



Jasper Carman, Commission Secretary