



City of Santa Barbara

PLANNING COMMISSION

MINUTES

NOVEMBER 6, 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

Vice Chair Boss called the meeting to order at 1:00 p.m.

I. ROLL CALL

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

Absent: Chair Devon Wardlow

STAFF PRESENT

Tava Ostrenger, Assistant City Attorney
Barbara Andersen, Senior Assistant to the City Administrator's Office
Commander Chris Payne, Santa Barbara Police Department
Eric Goodall, Supervising Engineer
Megan Arciniega, Senior Planner
Kathleen Kennedy, Project Planner
Kelly Brodison, Associate 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:

Ms. Arciniega announced that the project at 1250 Cliff Dr. has been postponed from the November 13, 2025 hearing to the November 20, 2025 hearing.

B. Announcements and appeals:

Ms. Arciniega announced that an emergency Coastal Development Permit has been issued to allow clearing of culverts at Laguna channel adjacent to Highway 101. The work is being done to avoid flooding and began on October 20.

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

1. October 9, 2025 Planning Commission Minutes
2. October 16, 2025 Planning Commission Minutes

MOTION: Baucke / Barnwell

Approve the October 9, 2025 minutes as amended.

The motion carried by the following vote:

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

MOTION: DeLuccio / Wiscomb

Approve the October 16, 2025 minutes as presented.

The motion carried by the following vote:

Ayes: 5 Noes: 0 Abstain: 1 (Boss) Absent: 1 (Wardlow)

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. DISCUSSION ITEM

ACTUAL TIME: 1:04 P.M.

816 CACIQUE STREET – PEOPLE ASSISTING THE HOMELESS (PATH)

Assessor's Parcel Number: 017-240-021

Zoning Designation: M-I (Manufacturing Industrial)

Application Number: PLN1999-00432

Applicant: Jennifer Hark Dietz / Tescia Uribe

Owner: People Assisting the Homeless

The existing homeless shelter at 816 Cacique Street operates under a Conditional Use Permit (CUP) that was approved by the Planning Commission in 1999 (required off-site parking is provided at 110 S. Quarantina Street). As part of that CUP, the current operators of the facility, People Assisting the Homeless (PATH), are required to provide a two-year report to the Planning Commission describing how they comply with the conditions of their CUP.

Kelly Brodison, Associate Planner, gave the Staff presentation. Barbara Andersen, Senior Assistant to the City Administrator's Office and Chris Payne, Commander for the Police Department, were available to answer questions.

Tescia Uribe, People Assisting the Homeless, gave the Applicant presentation, and was joined by Sasha Morozov, People Assisting the Homeless.

Public comment opened at 1:19 p.m., and as no one wished to speak, it closed.

Discussion held.

*** THE COMMISSION RECESSED FROM 1:29 TO 1:33 P.M. ***

IV. NEW ITEM

ACTUAL TIME: 1:33 P.M.

LOS PATOS UNDERPASS REMOVAL

Assessor's Parcel Number: 017-010-079, ROW-001-628

Zoning Designation: HRC-2 / S-D-3, P-R / S-D-3 (Coastal Overlay)

Application Number: PLN2019-00591 Filing Date: 10/15/2020

Applicant: Eric Goodall / City of Santa Barbara

Owner: Southern Pac Co

The approved U.S. 101 High-Occupancy Vehicle Project requires the closure and removal of the Los Patos Way off-ramp (Exit 95) on southbound U.S. 101. As a result, the Los Patos Underpass would no longer be necessary and would be required to be removed.

The project consists of the removal of the Los Patos Underpass, owned and operated by Union Pacific Railroad (UPRR), including its abutments, center pier, girders, and decking; installation of new solid fill material and ballast; and placement of new tracks on the fill, as well as temporary railroad tracks to maintain rail operations during construction. Los Patos Way, south of the railroad tracks, would be configured as a cul-de-sac.

The project also includes the removal of approximately 100 trees. Replacement trees would be planted in the project vicinity within or near Andrée Clark Bird Refuge, or in empty tree wells near the project site and throughout the City.

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

- A. Certification of the Environmental Impact Report (EIR) and adoption of Findings of Fact and Statement of Overriding Considerations (California Environmental Quality Act Guidelines Sections 15090, 15091, and 15093 and Santa Barbara Municipal Code [SBMC] §22.100.140);
- B. A Coastal Development Permit (CDP) to allow the proposed development in the Appealable Jurisdiction of the City's Coastal Zone (SBMC §28.44.060); and
- C. Adoption of the Mitigation Monitoring and Reporting Program (MMRP) (California Environmental Quality Act Guidelines Section 15097).

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

Kathleen Kennedy, Project Planner and Eric Goodall, Supervising Engineer gave the Staff presentation.

Dennis Doordan, Commissioner on the Historic Landmarks Commission (HLC) and Dennis Whelan, Vice Chair of the Architectural Board of Review (ABR), were available to answer questions regarding the HLC and ABR's comments on the project.

Public comment opened at 1:47 p.m., and as no one wished to speak, it closed.

MOTION: DeLuccio / Wiscomb

Assigned Resolution No. 010-25

Approve the project, certify the Final Environmental Impact Report, adopt Findings of Fact and Statement of Overriding Considerations in Exhibit H of the staff report, approve the Coastal Development Permit, adopt the Mitigation Monitoring and Reporting Program, and make the findings in Section X of the staff report, subject to the conditions of approval in Exhibit A of the staff report, with the following revisions to the conditions of approval:

1. On page 1, under Approved Development, add "...and construction of temporary railroad tracks (commonly referred to as shoofly tracks) extending to Cabrillo Bridge, as described in the..."
2. On page 6, under mitigation measure BIO-5, add a condition for alternate sites for tree replacements, citing the process for approval, including review by Street Tree Advisory Committee, Parks and Recreation Commission, and Urban Forester.

The motion carried by the following vote:

Ayes: 4 Noes: 2 (Barnwell and Baucke) Abstain: 0 Absent: 1 (Wardlow)

Commissioner Barnwell could not support the project because he does not believe a proper analysis of what could be done with the land was conducted.

Commissioner Baucke could not support the project because he does not believe that the City should be paying for UPRR's problem. He stated the project should include closing the street, removing the pavement, creating the cul-de-sac, and then allowing UPRR to propose a project that considers the long term need for double tracking in the corridor to accommodate future rail service.

The ten calendar day appeal period was announced.

V. ADMINISTRATIVE AGENDA

ACTUAL TIME: 2:40 P.M.

A. Committee and Liaison Reports:

1. Staff Hearing Officer Liaison Report

No report.

2. Other Committee and Liaison Reports

- a. Commissioner DeLuccio reported on the upcoming November 10, 2025 meeting of the Architectural Board of Review.

B. Discussion on Subcommittees and Workshops

Discussion held.

VI. ADJOURNMENT

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

Submitted by,



Jasper Carman, Commission Secretary