City of Santa Barbara

PLANNING COMMISSION
MINUTES
NOVEMBER 20, 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 Brian Barnwell, John M. Baucke, Donald DeLuccio, Benjamin Peterson, and Lesley Wiscomb

Absent: None

STAFF PRESENT

Tava Ostrenger, Assistant City Attorney
Megan Arciniega, Senior Planner
Barbara Burkhart, Project 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:

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 ITEMS

A. ACTUAL TIME: 1:02 P.M.

226 OLIVER ROAD

Assessor's Parcel Number: 045-081-016
Zoning Designation: E-3 / S-D-3 (One-Family Residence / Coastal Overlay)
Application Number: PLN2025-00067 Filing Date: 02/24/2025
Applicant: Chris Cottrell / Dovetail Architects
Owner: Lee Van Blerkom

The 5,954 square-foot site is currently developed with a 1,344 square-foot single-story, single-family residence with an attached 352 square-foot two car garage. The project consists of the construction of a 200 square-foot first-story addition, a 430 square-foot second-story addition, a 33 square-foot Junior Accessory Dwelling (JADU) addition, and a new 249 square-foot covered patio. Part of the existing garage will be converted to a JADU. New paving and landscaping are also proposed.

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

A. A Coastal Development Permit to allow the proposed residential additions and the proposed Junior Accessory Dwelling Unit (JADU) in the Appealable Jurisdiction of the City's Coastal Zone (SBMC §28.44.060, §28.86.090, and §28.44.060);

B. Front Setback Modification (along Oliver Road) to allow alterations to the existing nonconforming primary residence structure and to permit an increase in paved areas within the front setback, thereby allowing one uncovered parking space to encroach into the front setback (SBMC §28.15.060, §28.86.080 and SBMC §28.92.110);

C. Interior Setback Modification to allow alterations to the existing nonconforming primary residence structure and to permit an increase in paved areas within the interior setback, thereby allowing one uncovered parking space to encroach into the front setback (SBMC § and SBMC §28.15.060, §28.86.080 and §28.92.110); and

D. CEQA Determination that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15301.

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

Gillian Fennessy, Assistant Planner, gave the Staff presentation.

Chris Cottrell, Dovetail Architects, gave the Applicant presentation

Public comment opened at 1:16 p.m., and as no one wished to speak, it closed.

Written correspondence from Sonia and Kevin Connors was acknowledged.

MOTION: Wiscomb / Boss **Assigned Resolution No. 011-25**
Approve the project, making the findings for the Coastal Development Permit, Front Setback Modification, Interior Setback Modification, and CEQA Exemption as outlined in the Staff Report dated November 13, 2025, subject to the Conditions of Approval as outlined in the Staff Report, with the following revisions:

1. On page 8 of the Staff Report, section X Recommended Findings, subsection 1 Environmental Review, add "and 15303" after "…CEQA Guidelines Section 15301".
2. On page 3 of the Conditions of Approval, delete section c "Coleman Avenue Public Improvements."

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: 1:34 P.M.

1250 CLIFF DRIVE

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: William S. Parris, Trustee / Parris Family Trust 09/10/03

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. 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 of Conversion of Small Structures], and Section 15332 [Infill Development Projects] of the California Environmental Quality Act (CEQA) Guidelines.

Barbara Burkhart, Project Planner, gave the Staff presentation.

Sarah Bronstad, Brownstein Hyatt Farber Schreck, gave the Applicant presentation, and was joined by Tim Hazeltine, Post/Hazeltine Associates.

Keith Butler, Commissioner on the Historic Landmarks Commission (HLC), was available to answer questions regarding the HLC's comments on the project.

Public comment opened at 2:02 p.m., and the following individuals spoke:

1. Diane Barrickman Duncan

Written correspondence from Diane and Seymour Duncan was acknowledged.

Public comment closed at 2:07 p.m.

MOTION: Barnwell / DeLuccio **Assigned Resolution No. 012-25**
Approve the project, making the findings for the Tentative Parcel Map, three Street Frontage Modifications for Lots 1, 2, and 4, a Public Street Waiver for Lots 1, 2, and 4, and the CEQA Exemption as outlined in the Staff Report dated November 13, 2025, subject to the Conditions of Approval as outlined in the Staff Report, with the comment that the Commission supports the Historic Landmarks Commission in finding an acceptable solution to the driveway entrance.

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: 2:31 P.M.

A. Committee and Liaison Reports:

1. Staff Hearing Officer Liaison Report

No report.

2. Other Committee and Liaison Reports

No reports.

B. Discussion on Subcommittees and Workshops

Discussion held.

V. ADJOURNMENT

Chair Wardlow adjourned the meeting at 2:34 p.m.

Submitted by,

Jasper Carman

Jasper Carman, Commission Secretary