



City of Santa Barbara

PLANNING COMMISSION

MINUTES

MARCH 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 1:03 p.m.

I. ROLL CALL

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

Absent: Commissioner Brian Barnwell

STAFF PRESENT

John Doimas, City Attorney
Tava Ostrenger, Chief Assistant City Attorney
Allison DeBusk, Community Development Director
Ellen Kokinda, City Planner
Rosie Dyste, Principal Planner
Arielle Zamora, Deputy City Attorney
Megan Arciniega, Senior Planner
Brenda Beltz, Planning Analyst
Laura Bridley, Project Planner
Pilar Plummer, 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:

No requests.

- B. Announcements and appeals:

No announcements.

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

1. March 5, 2026 Planning Commission Minutes
2. Planning Commission Resolution No. 001-26
101 N Milpas St.
3. Planning Commission Resolution No. 002-26
419 W Pueblo St.

MOTION: DeLuccio / Wardlow

Approve the minutes and resolutions as amended.

The motion carried by the following vote:

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

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

Public comment opened at 1:05 p.m., and as no one wished to speak, it closed.

Written correspondence from Onalisa Hoodes was acknowledged.

III. NEW ITEMS

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

1422 SAN ANDRES STREET

Assessor's Parcel Number: 039-041-016

Zoning Designation: C-R (Commercial Restricted)

Application Number: PLN2025-00046

Applicant: Lonnie Roy / ON Design Architects

Owner: Edward St. George / SBID LLC

The 6,998-square-foot site is currently developed with a 1,569-square-foot commercial building, previously occupied by Ray's Liquor. The proposed project involves transfer of an ABC license (Type 21), which allows a business to sell alcohol for off-site consumption under the Alcoholic Beverage Control Act from Ray's Liquor to the new market. No exterior changes are proposed.

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

- A. A Conditional Use Permit to allow for off-site sale of alcoholic beverages with a Type 21 license under the Alcoholic Beverage Control Act (SBMC §30.185.075 & SBMC §30.215); and
- B. Affirm the CEQA Determination that the project qualifies for an exemption from further environmental review under California Environmental Quality Act (CEQA) Guidelines Section 15301.

Pilar Plummer, Associate Planner, gave the Staff presentation.

Keith Nolan, representative for the Applicant, gave the Applicant presentation.

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

MOTION: DeLuccio / Wardlow

Assigned Resolution No. 003-26

Approve the project, making the findings for the Conditional Use Permit and CEQA exemption as outlined in the Staff Report dated February 25, 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 1, section B, revise subsection 1 to state: **“Approved Development.** The development of the Real Property approved by the Planning Commission on March 5, 2026, is for a Conditional Use Permit to allow for the sale of alcohol with a Type 21 license for off-site consumption at San Andres Market located at 1422 San Andres Street. The market does not include the sale of spirits at this time, and if sale of spirits is considered in the future, it should return for review by the Planning Commission or through staff evaluation of a Substantial Conformance Determination. No exterior changes are proposed, as shown on plans signed by the chairperson of the Planning Commission on said date and on file at the City of Santa Barbara, and as noted in the applicant letter.”
2. On page 2, section C, revise subsection 5 **“Containers”** to include the size limitations on spirits consistent with the ordinance.
3. On page 3, section 7, line 2, add the word “locked” in between “adequate” and “trash”.

The motion carried by the following vote:

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

The ten calendar day appeal period was announced.

*** THE COMMISSION RECESSED FROM 1:24 TO 1:33 P.M. ***

B. ACTUAL TIME: 1:33 P.M.

MUNICIPAL CODE AND LOCAL COASTAL PROGRAM AMENDMENTS FOR SHORT-TERM RENTAL ORDINANCES

Application Number: CITY2026-00001

Applicant: City of Santa Barbara, Planning Division

The Short-Term Rental (STR) Ordinance amendments to Title 30 and Title 28 implement 2023-2031 Housing Element Program HE-19, with the purpose of regulating vacation rental units to preserve long-term housing.

The proposed amendments intend to protect long-term housing by limiting the conversion of homes to visitor-serving uses in residential zones. A key goal of the ordinances is to create a reliable permit path for STRs and Homeshares (rental of a portion of a house for less than 30 days when the primary resident is present) so that property owners, residents, and visitors know where STRs and Homeshares are allowed and how they can be licensed and operated. Regulations for licensing and operating STRs and Homeshares in the Coastal Zone may also provide an option for lower cost overnight accommodations, allowing the public to access and recreate at the coast, while providing clear regulations to enforce against unpermitted STRs in the Coastal Zone where enforcement has been limited under a court decision.

The Planning Commission will consider the short-term rental ordinances and forward a recommendation to City Council to:

- A. Amend the Santa Barbara Municipal Code to add Chapter 28.91 and amend Sections 28.88.028 and 28.90.045 pertaining to Short-Term Rentals and Homeshares;
- B. Amend the Santa Barbara Municipal Code to add Section 30.185.395 and amend Sections 30.25.020, 30.30.020, 30.155.040, 30.175.090, 30.185.220, 30.295.020, 30.295.040, 30.300.080 "H", 30.300.160 "P", and 30.300.180 "R" pertaining to Short-Term Rentals and Homeshares;
- C. Amend the Local Coastal Program to amend Title 28 (Zoning Ordinance) related to Short-Term Rentals and Homeshares (SBMC Chapter 28.92);
- D. Determine that the Short-Term Rental Ordinances are exempt from California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3), and
- E. Determine that the Short-Term Rental Ordinances are consistent with the General Plan and Local Coastal Plan.

Laura Bridley, Project Planner, gave the Staff presentation. John Doimas, City Attorney; Allison DeBusk, Community Development Director; Ellen Kokinda, City Planner; Rosie Dyste, Principal Planner; Arielle Zamora, Deputy City Attorney; and Brenda Beltz, Planning Analyst were available to answer questions.

Public comment opened at 1:57 p.m., and the following individuals spoke:

- 1. Theo Kracke
- 2. Wendy Altman (donated time to Theo Kracke)
- 3. Hilary Wells
- 4. K.C. Williamson
- 5. Krista Pleiser
- 6. Tiffany Haller
- 7. Kurt Haller (donated time to Tiffany Haller)
- 8. Anna Sterne
- 9. Paul Sterne
- 10. Jarrett Gorin
- 11. Peter Consos (donated time to Jarrett Gorin)
- 12. Hans Hormann
- 13. Eve Leeds

14. Jennifer Kinsella
15. Rodney Utt
16. Bobbi McGinnis
17. Craig Leeds
18. Patricia Stark
19. Phuong Bui on behalf of California Short Term Rental Association
20. Louise Astbury
21. Oscar Gonzales
22. Kelly Ary
23. Sheri Colberg-Ochs
24. Jacques Habra

Written correspondence from Brandy Zender, Kelly Ary, Patricia Stark, Steve Johnson, Stacey Han, Brian Norling, Mary Watkins, David Sullins, Alex & Sarah, Rajiv Sabharwal, Mark & Jaime Mangiola, Oscar Gonzalez, Sheri Colberg-Ochs, William Wolf, Ivona Rosenstein, Georgia Strickland, Nate & Debra Luther, Lori Rafferty, Ilyce Dawes, Eve Leeds, Dianne Hooper, Walter Lewis, Mikki Jee, Elizabeth Bradley, Antonio Bistrain, Craig Leeds, Wendy Altman, Jennifer Berger on behalf of Santa Barbara Association of Realtors, Tiffany Haller, Leslie Williem, Cassie, C. Schwartz, Mark, Charlotte Warner, Theo Kracke, Dustin Hoiseth on behalf of the Santa Barbara South Coast Chamber of Commerce, Anna Sterne, Evy Flynn, Paul Sterne, Bill Mackie, Ginger Rubsam, Local Resident, Mark David, Ted Caplow, California Short Term Rental Association and Santa Barbara Short Term Rental Alliance, Andrew Raaf, Aidan Williams, Sonia & Kevin Connors, John Bianchi, Nathan Luther, Joey Duddridge, Deirdre Black, Jennifer Kinsella, Louise Astbury, two submissions from Matthew Abbe, and Bradley Vickers was acknowledged.

Public comment closed at 2:51 p.m.

*** THE COMMISSION RECESSED FROM 2:51 TO 2:58 P.M. ***

MOTION: Boss / Wiscomb

Continue the Municipal Code and Local Coastal Program Amendments for Short-Term Rental Ordinances to Ordinance Committee as outlined in the Staff Report dated February 25, 2026, with the following comments:

1. Consider waivers specifically for parking.
2. Include a Transient Occupancy Tax (TOT) analysis so its impacts can be fully understood.
3. Include enforcement details to specifically address concerns about homeshares or short-term rentals (STR's) going underground in coastal and inland zones.
4. Include assurances from platform companies regarding enforcement.
5. Include firm plans for regular reporting specifically regarding TOT, enforcement compliance, and housing impacts.
6. Reconsider the use of zoning for inland and coastal STR restrictions and analyze cap based, density based, and lottery based systems as alternatives.
7. Research how many STR's are currently permitted vs. those that are currently operational, including where they are, and analyze the disparity.

The motion carried by the following vote:

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

Commissioner Baucke voted against the motion because the project should return for review by the Planning Commission before going to the Ordinance Committee.

Commissioner Peterson voted against the motion as he concurred with Commissioner Baucke, citing process not policy.

IV. **ADMINISTRATIVE AGENDA**

ACTUAL TIME: 4:57 P.M.

A. Committee and Liaison Reports:

1. Staff Hearing Officer Liaison Report

No report.

2. Other Committee and Liaison Reports

- a. Commissioner Baucke reported on the February 24, 2026 meeting of Finance Committee.

B. Discussion on Subcommittees and Workshops

No discussion held.

V. **ADJOURNMENT**

Chair Boss adjourned the meeting at 4:58 p.m.

Submitted by,



Jasper Carman, Commission Secretary