



City of Santa Barbara

PLANNING COMMISSION

MINUTES

JUNE 12, 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
Ellen Kokinda, Acting City 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 (until 2:31 p.m.), and Lesley Wiscomb

Absent: Chair Devon Wardlow

STAFF PRESENT

Allison DeBusk, Interim Community Development Director
Tava Ostrenger, Assistant City Attorney
Ellen Kokinda, Acting City Planner
Tina Dye, Chief Building Official
Rosie Dyste, Acting Principal Planner
Brenda Beltz, Planning Analyst
Dana Falk, 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. Kokinda announced the following:

1. The mixed-use development at 418 N. Milpas St. has been appealed and will be heard at City Council on August 12, 2025.
2. The development at 633 E. Cabrillo Blvd. has been appealed and is slated to be heard at City Council on September 23, 2025. This appeal date will be confirmed at the City Council hearing next Tuesday, June 17, 2025.
3. The next Planning Commission hearing on June 19, 2025 is cancelled due to the Juneteenth holiday. The following hearing on July 3, 2025 is confirmed and will include a lunch meeting for legislative updates.

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

1. May 15, 2025 Planning Commission Minutes
2. Planning Commission Resolution No. 003-25
500 James Fowler / End of Runway 33
3. Planning Commission Resolution No. 004-25
633 E. Cabrillo Blvd. / Hilton Santa Barbara Beachfront Resort

MOTION: DeLuccio / Wiscomb

Approve the minutes and resolutions as presented.

The motion carried by the following vote:

Ayes: 6 Noes: 0 Abstain: 0 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. NEW ITEM

ACTUAL TIME: 1:04 P.M.

HE-1 ADAPTIVE REUSE ORDINANCE

Application Number: PLN2024-00411

Applicant: City of Santa Barbara, Planning Division

The adaptive reuse ordinance implements Housing Element Program HE-1 from the 2023–2031 Housing Element, with the purpose of facilitating conversion of nonresidential buildings to housing.

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

- A. Recommendation to City Council to amend the Santa Barbara Municipal Code to add Section 30.185.045, Adaptive Reuse Projects,

- B. Recommendation to City Council to determine that the adaptive reuse ordinance is exempt from CEQA pursuant to CEQA Guidelines Section 15061(b)(3), and
- C. Recommendation to City Council to determine that the adaptive reuse ordinance is consistent with the General Plan.

EX PARTE COMMUNICATION: Commissioner Barnwell disclosed an ex parte communication with a public commenter, Ben Romo, regarding his written public comment submission.

Dana Falk, Project Planner, gave the Staff presentation. Allison DeBusk, Interim Community Development Director; Tina Dye, Chief Building Official; Rosie Dyste, Acting Principal Planner; and Brenda Beltz, Planning Analyst were available to answer questions.

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

- 1. Rob Fredricks
- 2. Linda Honikman on behalf of Strong Towns Santa Barbara
- 3. Ben Romo
- 4. Lisa Carlos
- 5. Steve Johnson

Written correspondence from Pat Saley, Steve Johnson, Ben Romo, Fran Galt, Dianne Black on behalf of the League of Women Voters of Santa Barbara, Craig Minus on behalf of the Coastal Housing Coalition, Peter Lewis, Matt Gries on behalf of the AIA Santa Barbara, and Strong Towns Santa Barbara was acknowledged.

Public comment closed at 1:33 p.m.

MOTION: Baucke / Wiscomb

Approve the ordinance, making the findings for the Recommendation to City Council as outlined in the Staff Report dated June 5, 2025, with the following modifications to the ordinance:

- 1. In section 1, subsection B, definition 2 “Existing Building Envelope”, modify the certificate of occupancy down to 5 years prior.
- 2. In section 1, subsection G, change the rental unit size to 800 square feet and ownership unit size to 1,200 square feet.
- 3. The Commission requests an update on adaptive reuse projects in the Annual Housing Element Progress Report.
- 4. The Commission strongly recommends to City Council that the inclusionary housing in-lieu fees program gets accelerated consideration as it is preferred over in-lieu deed restricted units.
- 5. Consider treating in-lieu fees differently or waiving them altogether for adaptive reuse projects in the Central Business District.

The motion carried by the following vote:

Ayes: 5 Noes: 0 Abstain: 0 Absent: 2 (Peterson and Wardlow)

IV. ADMINISTRATIVE AGENDA

ACTUAL TIME: 2:38 P.M.

A. Committee and Liaison Reports:

1. Staff Hearing Officer Liaison Report

Commissioner DeLuccio reported on the Staff Hearing Officer meeting of June 11, 2025.

2. Other Committee and Liaison Reports

- a. Commissioner Wiscomb reported on the Waterfront Harbor Community Survey.
- b. Commissioner DeLuccio reported on the June 4, 2025 meeting of Historic Landmarks Commission.

B. Discussion on Subcommittees and Workshops

No discussion held.

V. ADJOURNMENT

Vice Chair Boss adjourned the meeting at 2:41 p.m.

Submitted by,



Jasper Carman, Commission Secretary