



City of Santa Barbara

PLANNING COMMISSION

MINUTES

DECEMBER 18, 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, Chief 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 and Donald DeLuccio

Absent: Commissioners Brian Barnwell, Benjamin Peterson, and Lesley Wiscomb

STAFF PRESENT

John Doimas, City Attorney
Tava Ostrenger, Chief Assistant City Attorney
Allison DeBusk, Community Development Director
Tess Harris, State Street Master Planner
Erin Markey, Creeks Restoration and Water Manager
Rosie Dyste, Principal Planner
Brenda Beltz, Planning Analyst
Julia Pujo, Environmental Analyst
Megan Arciniega, Senior Planner
Laura Bridley, Project Planner
Carly Earnest, 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:

1. December 4, 2025 Planning Commission Minutes

MOTION: Boss / DeLuccio

Approve the minutes as presented.

The motion carried by the following vote:

Ayes: 4 Noes: 0 Abstain: 0 Absent: 3 (Barnwell, Peterson, and Wiscomb)

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.

E. State Street Master Plan Update

Megan Arciniega, Senior Planner and Tess Harris, State Street Master Planner informed the Commission that the State Street Master Plan draft will be completed in Spring 2026, and a joint hearing with the Planning Commission and the Historic Landmarks Commission for comments will take place before proceeding to the City Council for final adoption.

III. **APPEAL ITEMS**

A. **ACTUAL TIME: 1:05 P.M.**

3139 SEA CLIFF – STAFF HEARING OFFICER APPEAL

Assessor's Parcel Number: 047-091-014

Zoning Designation: A-1 / S-D-3 (One Family Residence / Coastal Overlay)

Application Number: PLN2024-00398 Filing Date: 10/15/2024

Applicant: Linda Blackburn / RRM Design Group

Owner: Jason Sunukjian / 3139 Sea Cliff, LLC

The 3.02-acre lot is developed with an 1,845-square-foot single-unit residence and 480-square-foot attached garage on the southwest corner of the lot. The project proposes soil remediation by excavation and off-site disposal of contaminated soil. Excavation depths range from 12 to 36 inches and would result in excavation and exportation of 2,225 cubic yards of contaminated soil to an appropriate permitted landfill. Excavations would be backfilled with uncontaminated soil from the site with 1,350 cubic yards of cut and 1,350 cubic yards of fill, balanced on site. The project includes a construction staging area and stabilized construction entrance at the southeast corner of the project site. Vegetation clearing and grubbing to accommodate the soil remediation includes removal of

seventeen (17) front setback and thirty-eight (38) interior trees. Retained trees would be protected with tree protection measures and removed trees would be replaced per the arborist's recommendations in the report dated February 13, 2025 with approximately fifty-five (55) new trees. All areas disturbed would be hydroseeded with a native erosion control mix following completion of grading activities. No changes to the existing residence are proposed.

The project would implement the Remedial Action Plan approved by Santa Barbara County Environmental Health Services Division dated April 30, 2019. The remediation would be completed under permit by the Santa Barbara County Air Pollution Control District and the conditions of the Permit to Operate dated December 13, 2024.

The actions required for the project made by the Staff Hearing Officer included:

- A. Approval of a Coastal Development Permit to allow the proposed development in the Non-Appealable Jurisdiction of the City's Coastal Zone (SBMC §28.44.060); and
- B. A CEQA Determination that the project is categorically exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15330 [Minor Actions to Prevent, Minimize, Stabilize, Mitigate or Eliminate the Release or Threat of Release of Hazardous Waste or Hazardous Substances].

The action under the jurisdiction of the Planning Commission at this hearing is:

- A. Consideration of an appeal filed by Gil Barry, on October 20, 2025, of the Staff Hearing Officer's approval of a Coastal Development Permit and CEQA determination for soil remediation at 3139 Sea Cliff.

Carly Earnest, Associate Planner; Thomas Rejzek County of Santa Barbara Environmental Health Services; and David Harris, Air Pollution Control District Santa Barbara County, gave the staff presentation. Tess Harris, State Street Master Planner; Erin Markey, Creeks Restoration and Water Manager; and Julia Pujo, Environmental Analyst, were available to answer questions.

Tess Harris, State Street Master Planner and presiding Staff Hearing Officer, provided comments from the Staff Hearing Officer hearing on October 15, 2025.

Gil Barry gave the Appellant presentation.

Beth Collins, Brownstein Hyatt Farber Schreck, gave the applicant presentation and was joined by Sarah Bronstad, Brownstein Hyatt Farber Schreck; Linda Blackburn, RRM Design Group; and Steve Campbell, Campbell Geo, Inc.

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

- 1. Carol Shaw
- 2. Eve Leeds
- 3. Natasha Todorovic
- 4. Craig Leeds
- 5. Lori Rafferty
- 6. Greg Welch
- 7. Tim Kearin

8. Bowen Lee
9. Steve Luick
10. Quinn Bregard
11. Jacques

Written correspondence from Gil Barry, Eve Leeds, Craig Leeds, Mark Pomerantz, Maureen Roffoni, Lisa Fell, Dianne Hooper, Michael Russell, Tom Foley, Josie Hoffmann, Carol Shaw, and Mark and Cathy Zoradi was acknowledged.

Public comment closed at 2:25 p.m.

MOTION: Boss / DeLuccio

Assigned Resolution No. 014-25

Deny the appeal and approve the Coastal Development Permit and CEQA Exemption as outlined in the Staff Hearing Officer Resolution No. 040-25, dated October 15, 2025, subject to the Conditions of Approval as outlined in the Resolution, with the following revision to the Conditions of Approval:

1. On page 6 of the draft Staff Hearing Officer Resolution No. 040-25, section 2, add a new subsection a stating "Site Runoff. Prior to Building Permit issuance for grading, the City will review erosion sediment control plans to ensure runoff from the contaminated portion of the site does not leave the site. Additionally, all erosion control and storm water best management practices must be adhered to as required by the Building and Safety Division and State Water Board as applicable."

The motion carried by the following vote:

Ayes: 4 Noes: 0 Abstain: 0 Absent: 3 (Barnwell, Peterson, and Wiscomb)

The ten calendar day appeal period was announced.

*** THE COMMISSION RECESSED FROM 3:36 TO 3:53 P.M. ***

B. ACTUAL TIME: 3:54 P.M.

3139 SEA CLIFF – SINGLE FAMILY DESIGN BOARD APPEAL

Assessor's Parcel Number: 047-091-014

Zoning Designation: A-1 / S-D-3 (One Family Residence / Coastal Overlay)

Application Number: PLN2024-00398 Filing Date: 10/15/2024

Applicant: Linda Blackburn / RRM Design Group

Owner: Jason Sunukjian / 3139 Sea Cliff, LLC

The 3.02-acre lot is developed with an 1,845-square-foot single-unit residence and 480-square-foot attached garage on the southwest corner of the lot. The project proposes soil remediation by excavation and off-site disposal of contaminated soil. Excavation depths range from 12 to 36 inches and would result in excavation and exportation of 2,225 cubic yards of contaminated soil to an appropriate permitted landfill. Excavations would be backfilled with uncontaminated soil from the site with 1,350 cubic yards of cut and 1,350 cubic yards of fill, balanced on site. The project includes a construction staging area and

stabilized construction entrance at the southeast corner of the project site. Vegetation clearing and grubbing to accommodate the soil remediation includes removal of seventeen (17) front setback and thirty-eight (38) interior trees. Retained trees would be protected with tree protection measures and removed trees would be replaced per the arborist's recommendations in the report dated February 13, 2025 with approximately fifty-five (55) new trees. All areas disturbed would be hydroseeded with a native erosion control mix following completion of grading activities. No changes to the existing residence are proposed.

The project would implement the Remedial Action Plan (RAP) approved by Santa Barbara County Environmental Health Services Division (EHS) dated April 30, 2019. The remediation would be completed under permit by the Santa Barbara County Air Pollution Control District (APCD) and the conditions of the Permit to Operate (PTO) dated December 13, 2024.

The action under the jurisdiction of the Planning Commission at this hearing is:

- A. Consideration of an appeal filed by Linda Blackburn, RRM Design Group, on October 30, 2025, of the Single Family Design Board's denial of Project Design Approval and Final Approval for 3139 Sea Cliff.

Carly Earnest, Associate Planner, gave the Staff presentation.

Ted Hamilton-Rolle, Design Review Supervisor, spoke on behalf of Dawn Sherry, Vice Chair of the Single Family Design Board, regarding the Board's decision to deny the project.

Beth Collins, Brownstein Hyatt Farber Schreck, gave the Appellant presentation.

Public comment opened at 4:09 p.m., and the following individuals spoke:

1. Gil Barry (pooled with Timothy Rodgers)
2. Eve Leeds (pooled with Carol Shaw)
3. Natasha Todorovic
4. Craig Leeds

All written correspondence regarding the appeals at this address were consolidated under the public comment section for Item III.A.

Public comment closed at 4:23 p.m.

MOTION: DeLuccio / Baucke

Assigned Resolution No. 015-25

Uphold the appeal and grant Project Design Approval and Final Approval, making the Neighborhood Preservation Findings and Grading Findings as outlined in the Staff Report dated December 11, 2025, noting that the applicant agrees to include the APCD contact hotline to the onsite construction contact sign required in the Conditions of Approval as part of the Staff Hearing Officer Resolution No. 040-25, section 9.

The motion carried by the following vote:

Ayes: 4 Noes: 0 Abstain: 0 Absent: 3 (Barnwell, Peterson, and Wiscomb)

*** THE COMMISSION RECESSED FROM 4:42 TO 4:49 P.M. ***

IV. DISCUSSION ITEM

ACTUAL TIME: 4:49 P.M.

SHORT TERM RENTAL ORDINANCE

Application Number: PLN2025-00485

Applicant: City of Santa Barbara, Planning Division

That the Planning Commission receive a presentation about direction from City Council on a short-term rental ordinance and consider policy questions raised during development of the ordinance and provide feedback to staff.

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

Public comment opened at 5:10 p.m., and the following individuals spoke:

1. Jeff Ruppert
2. Tiffany Haller
3. Louise Astbury (pooled time with Kava Ruppert)
4. Samantha Ireland
5. Cliff O'Sullivan
6. Patricia Stark
7. Eve Leeds
8. Craig Leeds
9. Jennifer
10. Georgia Strickland
11. Andrea Romero
12. Alexander Hall
13. Sheri Colberg-Ochs
14. Charlie Carnow
15. Aidan Williams
16. Mary Turley

Written correspondence from Cary Hill, Paulo Brandao, Amy Crawford, Jan Swanberg, Ed Forman, Summer Knight, Michael Rucker, Panchali Khanna, Dylan Jones, Kelley Brown, Aidan Williams, Anonymous, Erin Gorrell, John Bianchi, Laurie Robinson, Wade Appelman, Jason & Kathleen Scheideman, Lousie Astbury, Jennie Strait, Elizabeth Bradley, Jack Eisenhauer, Dustin Hoiseth on behalf of the Santa Barbara South Coast Chamber of Commerce, Craig Leeds, and Hayley Ditzler was acknowledged.

Public comment closed at 5:46 p.m.

Commission Comments:

1. Parking. The Commission came to a majority consensus on the moderate option as proposed, which states that the ordinance would “retain the currently proposed parking ratio, which is intended to strike a balance between neighborhood compatibility and allowing limited short-term rental (STR) and homeshare activity.” Commissioner Baucke stated preference for a more restrictive version.
2. STR Permit Process in Title 30 Inland. The Commission came to a majority consensus on the moderate option as proposed, which states that the ordinance would “retain the currently proposed permitting structure, which prohibits STRs in all residential zones, allows homeshares in all residential zones, and permits STRs in designated commercial zones with a Conditional Use Permit (CUP), when located in a historic structure. This option is intended to balance housing preservation with limited STR opportunities and support adaptive reuse of historic buildings.” The Commission came to a majority consensus to consider a less burdensome permit alternative to a CUP and to modify the homeshare allowance to only be permitted in the zones that STRs are allowed. Vice Chair Boss stated preference for homeshares to not be permitted in any zones. Commissioner Baucke and Boss suggested consideration of neighborhood caps and also did not favor homeshares in residential zones outside the proposed license area.
3. STR Permit Process in Title 28 Coastal Zone. The Commission came to a majority consensus on the moderate option as proposed, which states that the ordinance would “retain the proposed permitting structure, which prohibits STRs in One-Family and Two-Family zones, allows homeshares in all residential zones, and permits STRs in designated areas with a CUP, without requiring a historic structure. This option aims to balance housing protection, visitor-serving needs, and regulatory oversight.” The Commission came to a majority consensus to consider a less burdensome permit alternative to a CUP and to modify the homeshare allowance to only be permitted in the zones that STRs are allowed. Vice Chair Boss stated preference for homeshares to not be permitted in any zones.
4. Number of Licenses Per Owner. The Commission came to a majority consensus on the more restrictive option as proposed, which states that the ordinance would “limit STR licenses to one per individual or entity, regardless of the number of properties owned. This option strengthens enforcement, reduces the risk of commercial STR operations, and ensures hosts are more likely to be personally accountable. However, it may limit participation in areas intended for visitor-serving uses, such as the Coastal Zone.” The Commission recommended researching the City Palm Springs ordinance as an example.
5. Grace Period. The Commission came to a majority consensus on the moderate option as proposed, which states that the ordinance would “allow unpermitted STRs to continue operating for up to six months following the ordinance’s effective date. During this time, operators must apply for and obtain a valid STR License and meet all applicable requirements. This option provides a reasonable path to compliance while phasing out unpermitted activity and supporting enforcement.” The Commission requested consideration of an exception that those who have a Transient Occupancy Tax License would be allowed a longer grace period as part of the ordinance and of an education campaign to property owners on this issue.

6. Platform Liability. The Commission requested incorporation of platform liability into the ordinance.

V. ADMINISTRATIVE AGENDA

ACTUAL TIME: 7:01 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

No discussion held.

VI. ADJOURNMENT

Chair Wardlow adjourned the meeting at 7:02 p.m.

Submitted by,



Jasper Carman, Commission Secretary