



City of Santa Barbara

PLANNING COMMISSION

MINUTES

DECEMBER 11, 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 1:02 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, Chief Assistant City Attorney
Megan Arciniega, Senior Planner
Jessica Grant, Supervising Transportation Planner
Kathleen Kennedy, 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. Arciniega announced that the project at 633 E Cabrillo Blvd. was appealed to the Coastal Commission. They have waived the 45 day limit so the appeal will be heard within the next year instead of this month.

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

1. November 20, 2025 Planning Commission Minutes
2. Planning Commission Resolution No. 011-25
226 Oliver Rd.
3. Planning Commission Resolution No. 012-25
1250 Cliff Dr.

MOTION: Boss / DeLuccio

Approve the minutes and resolutions as presented.

The motion carried by the following vote:

Ayes: 7 Noes: 0 Abstain: 0 Absent: 0

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.

Written correspondence from Derek Booth was acknowledged.

III. NEW ITEM

ACTUAL TIME: 1:05 P.M.

1407 E CABRILLO BOULEVARD / BELLOSGUARDO

Assessor's Parcel Number: 017-383-002

Zoning Designation: PUD 3.0 / S-D-3 (Planned Unit Development / Coastal Overlay)

Application Number: PLN2020-00047 Filing Date: 02/26/2021

Applicant: Jeremy Lindaman / Bellosguardo Foundation

Owner: Bellosguardo Foundation

The project involves tours and special events at the 23.48-acre "Bellosguardo" property, also known as the "William A. Clark Estate", located at 1407 E. Cabrillo Blvd. The property was designated a City Landmark in 1994 and is owned by the Bellosguardo Foundation, Inc.

The project involves Standard Docent-Led Tours, Expanded Docent-Led Tours, and Special Events (either hosted by the Bellosguardo Foundation or another entity) on the grounds of the estate. Visitor and employee parking would be provided onsite for the Standard Tours and visitor parking would be expanded to valet parking for the Expanded Tours. Special event parking would be primarily provided off-site, and guests would arrive at the property via shuttles. No construction is proposed other than minor parking space striping throughout the parking areas.

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

- A. An Interior Setback Modification to allow vehicle parking spaces and temporary portable restrooms to encroach into the interior setback (SBMC §28.36.075.B and §28.92.110);
- B. A Coastal Development Permit to allow a change of use from residential to a quasi-public use in the Appealable Jurisdiction of the City's Coastal Zone (SBMC §28.44.060);
- C. A Conditional Use Permit to allow for a quasi-public use in a PUD 3.0 zone (SBMC Chapter 28.94); and
- D. CEQA Determination. Determination that the project qualifies for an exemption from further environmental review under California Environmental Quality Act (CEQA) Guidelines Section 15301 [Existing Facilities].

Kathleen Kennedy, Project Planner, gave the Staff presentation. Jessica Grant, Supervising Transportation Planner was available to answer questions.

Jeremy Lindaman, Bellosguardo Foundation, gave the Applicant presentation and was joined by Amy Steinfeld, Brownstein Hyatt Farber Schreck.

Public comment opened at 1:36 p.m., and the following individuals spoke:

1. Dacia Harwood, Executive Director, Santa Barbara Historical Museum
2. Dennis Whelan
3. Brian Sarvis

Public comment closed at 1:44 p.m.

Written correspondence from James Hurley on behalf of Price, Postel & Parma LLP was acknowledged.

MOTION: Wiscomb / DeLuccio

Assigned Resolution No. 013-25

Approve the project, making the findings for the Interior Setback Modification, Coastal Development Permit, Conditional Use Permit with revisions, and CEQA Determination as outlined in the Staff Report dated December 4, 2025, subject to the Conditions of Approval as outlined in the Staff Report, with the following revisions to the Conditions of Approval:

1. On page 4 of the Conditions of Approval, section D, subsection 1, subsection a, add "or cyclist" after "pedestrian" on paragraph line 2.
2. On page 6 of the Conditions of Approval, section G, subsection 2, subsection a, subsection (i), delete item 1.
3. On page 6 of the Conditions of Approval, section G, insert new subsection 2 stating " Owner shall provide lower cost visitor access programming within two years of project approval through participation in "Museums for All" or equivalent accessible through their website."
4. On page 8 of the Conditions of Approval, section c, subsection (iii), add as a new sentence at the end, "The shuttles may temporarily park on site."
5. On page 9 of the Conditions of Approval, add a new condition under section 4, listed as 5 stating "Proof that the Santa Barbara Cemetery was contacted about said special event."

The motion carried by the following vote:

Ayes: 7 Noes: 0 Abstain: 0 Absent: 0

The ten calendar day appeal period was announced.

Vice Chair Boss voted against the project stating that she understands and appreciates that the Bellosguardo Foundation has been working with the City but is concerned about this project setting a precedent for others to operate outside of a Conditional Use Permit. Additionally, she states that despite being in full operation for four years this project is not yet consistent with Coastal Act policies, specifically the policy for lower cost visitor and recreational facilities which are to be protected encouraged and provided. She appreciates the addition to the Conditions of Approval but is concerned that it has already been four years and the project is still not in compliance.

IV. **ADMINISTRATIVE AGENDA**

ACTUAL TIME: 2:49 P.M.

A. Committee and Liaison Reports:

1. Staff Hearing Officer Liaison Report

Commissioner DeLuccio reported on the Staff Hearing Officer meeting of December 10, 2025.

2. Other Committee and Liaison Reports

No reports.

B. Discussion on Subcommittees and Workshops

No discussion held.

V. **ADJOURNMENT**

Chair Wardlow adjourned the meeting at 2:52 p.m.

Submitted by,



Jasper Carman, Commission Secretary