



City of Santa Barbara

PLANNING COMMISSION

MINUTES

AUGUST 7, 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 (at 1:04 p.m.), John M. Baucke, Donald DeLuccio, Benjamin Peterson, and Lesley Wiscomb

Absent: None

STAFF PRESENT

Allison DeBusk, Interim Community Development Director
Tava Ostrenger, Assistant City Attorney
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:

Ms. DeBusk announced the following:

1. The project at 418 N. Milpas St. has been appealed to City Council and is scheduled to be heard this Tuesday, August 12, 2025. The Planning Commission provided

conceptual comments on the project to the Architectural Board of Review, who is the deciding body for the project.

2. The project at 633 E. Cabrillo Blvd. has been appealed to City Council and is scheduled to be heard on September 23, 2025. Staff is looking for a volunteer from the Planning Commission to attend the appeal and represent the Commission's comments and decisions. Vice Chair Boss volunteered to attend.

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

1. July 3, 2025 Planning Commission Minutes
2. Planning Commission Resolution No. 005-25
301 E. Yanonali St.

MOTION: DeLuccio / Wiscomb

Approve the minutes and resolution as presented.

The motion carried by the following vote:

Ayes: 5 Noes: 0 Abstain: 1 (Boss) Absent: 1 (Barnwell)

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

Public comment opened at 1:02 p.m., and as no one wished to speak, it closed.

III. NEW ITEMS

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

460 EL CIELITO ROAD

Assessor's Parcel Number: 021-073-002

Zoning Designation: RS-1A (Residential Single Unit)

Application Number: PLN2025-00088

Applicant: Kaitlyn Earnest / SEPPS Land Use Consulting

Owner: Victoria Vantoch / Curlicue Enterprises LLC

The 4.01-acre site is currently developed with two legal dwelling units. The proposed project involves splitting the existing lot into two lots. Following the lot split, Lot 1 would be 2.50 acres and Lot 2 would be 1.50 acres. The project does not include any exterior development.

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

- A. A Street Frontage Modification to allow Lot 1 to be granted relief from the street frontage requirement of 100 feet minimum frontage on a public street (SBMC §30.20.030 and SBMC §30.250.020.B);

- B. A Tentative Subdivision Map to allow the division of one lot into two lots (SBMC Chapter 27.07); and
- C. Affirm the CEQA Determination that the project qualifies for an exemption from further environmental review under California Environmental Quality Act (CEQA) Guidelines Section 15061(b)(3).

Staff Contact: Pilar Plummer, Associate Planner
PPlummer@SantaBarbaraCA.gov, (805) 564-5470, ext. 4551

Pilar Plummer, Associate Planner, gave the Staff presentation.

Kaitlyn Earnest, SEPPS Land Use Consulting, gave the Applicant presentation, and was joined by Brianna and Victoria Vantoch, Owners.

Public comment opened at 1:15 p.m., and as no one wished to speak, it closed.

MOTION: Wiscomb / Peterson

Assigned Resolution No. 006-25

Approve the project, making the findings for the Street Frontage Modification, Tentative Subdivision Map, and CEQA Exemption as outlined in the Staff Report dated July 30, 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 2, section 1, subsection D, strike the clause "Some of the conditions may be waived for demolition or rough grading permits, at the discretion of the department listed."
2. On page 2, section 1, subsection D, subsection c, revise the clause to state "Implementation Requirements. All of these requirements shall be carried out by the Owner and/or Owner's Agent."

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: 1:25 P.M.

1230 SAN ANDRES STREET

Assessor's Parcel Number: 039-151-002

Zoning Designation: R-M (Residential Multi-Unit)

Application Number: PLN2025-00176

Applicant: Jarrett Gorin / Vanguard Planning Inc.

Owner: Elliot MacDougall-Weymouth / Elysium Rental Properties LLC

The project consists of a proposal for a one-lot subdivision to allow conversion of seven rental units to ownership units (condominiums) under the Average Unit-Size Density (AUD) Incentive Program. The project does not include any exterior development.

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

- A. A Tentative Subdivision Map for a one-lot subdivision to create seven residential condominium units (SBMC Chapters 27.07 and 27.13);
- B. A Condominium Conversion Permit to convert seven rental units to seven ownership condominium units (SBMC Chapter 30.155); and
- C. Affirm CEQA Determination that the project qualifies for an exemption from further environmental review under California Environmental Quality Act (CEQA) Guidelines Section 15061(b)(3).

Staff Contact: Pilar Plummer, Associate Planner
PPlummer@SantaBarbaraCA.gov, (805) 564-5470, ext. 4551

Pilar Plummer, Associate Planner, gave the Staff presentation.

Jarrett Gorin, Vanguard Planning, Inc., gave the Applicant presentation.

Public comment opened at 1:41 p.m., and as no one wished to speak, it closed.

MOTION: Peterson / Baucke

Assigned Resolution No. 007-25

Approve the project, making the findings for the Tentative Subdivision Map, Condominium Conversion Permit, and CEQA Exemption as outlined in the Staff Report dated July 30, 2025, subject to the Conditions of Approval as outlined in the Staff Report, with the revisions to the findings for the Tentative Map as presented by Staff.

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: 2:11 P.M.

A. Committee and Liaison Reports:

1. Staff Hearing Officer Liaison Report

Commissioner DeLuccio reported on the Staff Hearing Officer meeting of August 6, 2025.

2. Other Committee and Liaison Reports

- a. Commissioner DeLuccio reported on the July 16, 2025 meeting of the Historic Landmarks Commission.

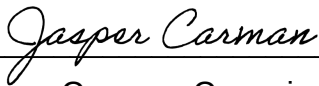
B. Discussion on Subcommittees and Workshops

Discussion held.

V. **ADJOURNMENT**

Chair Wardlow adjourned the meeting at 2:17 p.m.

Submitted by,



Jasper Carman, Commission Secretary