



City of Santa Barbara

PLANNING COMMISSION

MINUTES

JUNE 4, 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 1:00 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

Tava Ostrenger, Chief Assistant City Attorney
Megan Arciniega, Senior 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:

Ms. Arciniega announced that the Vic Trace Reservoir project Draft Environmental Impact Report (EIR) will be available for public review starting June 8, 2026 on the City Planning

Environmental Documents website. The Draft EIR will be reviewed by the PC at the July 9, 2026 meeting.

C. 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.

Written correspondence from Ben Romo was acknowledged.

III. NEW ITEMS

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

901 STATE STREET

Assessor's Parcel Number: 039-321-015 & 039-321-029

Zoning Designation: C-G (Commercial General)

Application Number: PLN2025-00428

Applicant: Heidi Jones / Meraki Land Use Planning

Owner: Shauna Quill / Music Academy of the West

Music Academy of the West proposes a Community Benefit Project involving redevelopment of an existing commercial building to create a music education center with a maximum height of 59 feet, 11 inches. The project is requesting an exception to the 45-foot height limit identified in the C-G, Commercial General Zone, pursuant to Santa Barbara Municipal Code (SBMC) §30.140.100.B.

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

- A. An Exception to Height Limitations pursuant to SBMC §30.140.100.B.1 to allow a Community Benefit Project to exceed the 45-foot height limit in the C-G Zone.

Development Plan Approval, Project Design Approval and Final Design Approval by the Historic Landmarks Commission (HLC) will also be required for the project at a later date, if the Planning Commission approves the requested height exception (SBMC Chapter 30.220).

Carly Earnest, Associate Planner, gave the Staff presentation.

Shauna Quill, Music Academy of the West and Mike Holliday, DMHA Architecture, gave the Applicant presentation, and were joined by Heidi Jones, Meraki Land Use Consulting.

Public comment opened at 1:26 p.m., and as no one wished to speak, it closed.

MOTION: Peterson / Baucke

Assigned Resolution No. 005-26

Approve the project, making the findings for the Exception to the Height Limitations as outlined in the Staff Report dated May 28, 2026.

The motion carried by the following vote:

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

B. ACTUAL TIME: 1:41 P.M.**3245 CLIFF DRIVE** (*postponed indefinitely*)

Assessor's Parcel Number: 047-082-021

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

Application Number: PLN2023-00498 Filing Date: 02/24/2024

Applicant: Gary Zerlin

Owner: Isserman K M

The 63,261-square-foot, (1.45-acre), bluff-top parcel located in the Appealable Jurisdiction of the Coastal Zone is developed with a 1,335-square-foot single-family residence with an attached 506-square-foot deck. The project consists of the removal of an unpermitted jacuzzi and its associated foundation; the removal of two unpermitted bluff decks (278 and 152 square feet) to be replaced with landscaping and a 3-foot tall by 10-foot-wide section of split rail wood fencing (to match existing); and the removal and replacement of unpermitted artificial turf. The project also includes permitting two as-built-240-square-foot sheds to remain, and the construction of three new uncovered parking spaces.

Staff Contact: Kelly Brodison, Associate Planner
KBrodison@SantaBarbaraCA.gov, (805) 564-5470, ext. 4531

Item postponed indefinitely.

IV. ADMINISTRATIVE AGENDA**ACTUAL TIME: 1:41 P.M.****A. Committee and Liaison Reports:****1. Staff Hearing Officer Liaison Report**

Vice Chair DeLuccio reported on the Staff Hearing Officer meeting of May 13, 2026.

2. Other Committee and Liaison Reports

No reports.

B. Discussion on Subcommittees and Workshops

Discussion held.

V. ADJOURNMENT

Chair Boss adjourned the meeting at 1:45 p.m.

Submitted by,



Jasper Carman, Commission Secretary