



City of Santa Barbara

Planning Commission

Minutes

Meeting Date: Thursday, April 16, 2026

Meeting Time: 1:00 P.M.

Meeting location: City Hall, Council Chambers
735 Anacapa Street, Santa Barbara CA, 93101

Review Body Members: Lucille Boss, Chair; Donald DeLuccio, Vice Chair; Brian Barnwell; John M. Baucke; Benjamin Peterson; Devon Wardlow; Lesley Wiscomb

Advisory Liaisons: Mike Jordan, City Council Liaison

Staff Liaisons: Megan Arciniega, Senior Planner; Tava Ostrenger, Chief Assistant City Attorney; Jasper Carman, Commission Secretary

Regular meeting Call to Order

Chair Boss called the meeting to order at 1:00 p.m.

I. Roll Call

Commissioners Present

Chair Lucille Boss

Vice Chair Donald DeLuccio

Commissioners Brian Barnwell

John M. Baucke

Benjamin Peterson

Devon Wardlow

Lesley Wiscomb

Staff Present

Allison DeBusk, Community Development Director
Tava Ostrenger, Chief Assistant City Attorney
Ellen Kokinda, City Planner
Rosie Dyste, Principal Planner
Megan Arciniega, Senior Planner
Caroline Paine, Housing and Human Services Manager
Dana Falk, Project Planner
Brad Klinzing, Supervising Engineer
Jessica Metzger, Airport 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 the following:

1. The Short-Term Rental Ordinance was heard by the Ordinance Committee on Tuesday, April 14, 2026 and was continued for further discussion and public comment to next Tuesday, April 21, 2026.
2. The Single Family Streamlining Project was introduced at City Council on Tuesday, April 14, 2026 and is set for adoption next Tuesday, April 21, 2026.

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

Public comment opened at 1:02 p.m. and closed with no speakers.

III. New Item – 404 Moffett Place

Actual Time 1:02 PM

Assessor's Parcel Number: 073-450-003

Zoning: A-A-O / C-Z (Aircraft Approach and Operation / Coastal Overlay)

Application Number: PLN2026-00086 Filing Date: 3/6/2026

Applicant: Brad Klinzing

Owner: City of Santa Barbara

Request for a Local Coastal Program Amendment and Zoning Amendment to change the Zoning Map in the Title 29 - Airport Zoning for a portion of the Santa Barbara Airport property (APN 073-450-003) from A-A-O/C-Z (Aircraft Approach and Operation/Coastal Overlay) to the A-F/C-Z (Airport Facilities/Coastal Overlay).

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

- A. Recommendation to City Council to approve a Zoning Amendment to the Title 29 Zoning Map to change the zoning of the subject site from A-A-O / C-Z to A-F / C-Z (SBMC §30.235;
- B. Recommendation to City Council to approve a Local Coastal Plan Amendment to change the Title 29 Zoning Map that is a part of the City's Local Coastal Program; and
- C. Recommendation to City Council to make a CEQA Determination that the project is exempt from further environmental review under Section 15265 [Adoption of Coastal Plans and Programs] of the California Environmental Quality Act Guidelines.

Jessica Metzger, Airport Planner, gave the Staff presentation. Brad Klinzing, Supervising Engineer was available to answer questions.

Public comment opened at 1:09 p.m. and closed with no speakers.

Motion: DeLuccio / Wardlow

Recommend the project to City Council, making the findings for the Zoning Amendment, Local Coastal Program Amendment, and CEQA Exemption as outlined in the Staff Report dated April 9, 2026.

Motion carried by the following vote: Ayes: 7, Noes: 0, Abstentions: 0, Absent: 0.

IV. Discussion Item: Inclusionary Housing & In-Lieu Fee Study

Actual Time 1:17 PM

Application Number: CITY2026-00003

Applicant: City of Santa Barbara, Planning Division

That Planning Commission receive a presentation on the Inclusionary Housing and In-Lieu Fee Study and provide guidance on Study recommendations to amend the City's existing inclusionary housing ordinances.

Dana Falk, Project Planner and Aaron Barker, BAE Urban Economics gave the Staff presentation. Allison DeBusk, Community Development Director; Ellen Kokinda, City Planner; Rosie Dyste, Principal Planner; and Caroline Paine, Housing and Homeless Services Manager were available to answer questions.

Public comment opened at 2:00 p.m. and the following individuals spoke:

1. Frank Thompson
2. Rob Fredericks
3. Richard Appelbaum

Written correspondence from Rob Fredericks on behalf of the Housing Authority of the City of Santa Barbara, Jessica de L'Arbre on behalf of Habitat for Humanity of Southern Santa Barbara County, Maricela Morales, Dick Flacks on behalf of Santa Barbara County Action Network, CLUE – Santa Barbara Housing Justice Workgroup, Lisa Carlos, Jennifer Berger on behalf of Santa Barbara Association of Realtors, and multiple submissions from Craig Minus on behalf of the Coastal Housing Commission, and Patricia Saley were acknowledged.

Public comment closed at 2:09 p.m.

The Commission Recessed From 3:34 To 3:46 P.M.

Commission Comments

Recommendation A: Apply Inclusionary Housing Requirements to All Rental Projects with 5+ units.

Initial Straw poll: Should staff include Recommendation A in future ordinance amendments?

Yes: 1, Yes with Revisions: 5, No: 0

The Commission supports a revised recommendation to apply rental inclusionary requirements to all projects of 2+ units.

Recommendation B: Maintain Current Inclusionary Housing Requirements.

Initial Straw poll: Should staff include Recommendation B in future ordinance amendments?

Yes: 6, Yes with Revisions: 0, No: 1

The Commission came to a majority agreement on the recommendation as proposed. Commissioner Baucke did not support the recommendation.

Recommendation C: Update In-Lieu Fee Rate for Rental Projects with 10+ units.

Initial Straw poll: Should staff include Recommendation C in future ordinance amendments?

Yes: 0, Yes with Revisions: 7, No: 0

The Commission supports a revised recommendation to update the in-lieu fee rate for rental projects of 10+ units at \$91.41 per square foot.

Recommendation D: Set In-Lieu Fee Rate for Ownership Projects with 10+ units.

Initial Straw poll: Should staff include Recommendation D in future ordinance amendments?

Yes: 0, Yes with Revisions: 7, No: 0

The Commission supports a revised recommendation to set an in-lieu fee rate for ownership projects of 10+ units at \$72.53 per square foot.

Recommendation E: Set a Lower In-Lieu Fee Rate for "Small" Rental and Ownership Projects.

Initial Straw poll: Should staff include Recommendation E in future ordinance amendments?

Yes: 0, Yes with Revisions: 7, No: 0

The Commission supports a revised recommendation to set an in-lieu fee rate for small rental and ownership projects at \$50.00 per square foot.

Recommendation F: Count Rental Inclusionary Units as Bonus Density.

Initial Straw poll: Should staff include Recommendation F in future ordinance amendments?

Yes: 7, Yes with Revisions: 0, No: 0

The Commission supports the recommendation as proposed.

Recommendation G: Option G.1, Consider In-Lieu Fee Payment for All Fractional Inclusionary Requirements. Option G.2, Consider In-Lieu Fee Payment for All Inclusionary Requirements.

Initial Straw poll: Should staff include Option G.1 or Option G.2 in future ordinance amendments?

Option G.1: 0, Option G.2: 2, Both G.1 and G.2: 5

The Commission supports a revised Option G.2 with in-lieu fee rates of \$72.53 per square foot (revised recommendation D) or \$91.41 per square foot (revised recommendation C) for ownership and rental projects, respectively. Direction to staff to include a comment in the presentation to City Council that option G.2 offers maximum flexibility for developers to satisfy inclusionary housing requirements by allowing a mixture of on-site units and payment of an in-lieu fee.

Recommendation H: Simplify In-Lieu Fee Calculations for Ownership Projects.

Initial Straw poll: Should staff include Recommendation H in future ordinance amendments?

Yes: 7, Yes with Revisions: 0, No: 0

The Commission supports the recommendation as proposed.

Recommendation I: Implement Automatic Annual In-Lieu Fee Rate Adjustments.

Initial Straw poll: Should staff include Recommendation I in future ordinance amendments?

Yes: 1, Yes with Revisions: 6, No: 0

The Commission supports a revised recommendation to evaluate using the California Department of General Services California Construction Cost Index and the Engineering News-Record in the presentation to City Council.

Recommendation J: Adjust Target AMI for Moderate-Income Rents from 100% to 110%.

Initial Straw poll: Should staff include Recommendation I in future ordinance amendments?

Yes: 7, Yes with Revisions: 0, No: 0

The Commission supports the recommendation as proposed.

Additional Comments:

1. The Commission thanks staff for their great presentation, hard work, and important report.
2. Collected in-lieu fee payments are to be dedicated specifically to the development of affordable housing, not for administrative or consultant costs.
3. Commissioner Barnwell suggests informing builders that their units could be leased long term to small business owners who could provide it to their employees, as one option to provide housing to middle-income households.
4. Commissioner Wardlow emphasizes that inclusionary housing is one step forward but there is a lot of work remaining as the Average Unit-Size Density Incentive Program has only produced 13 moderate-income restricted units so far. Suggests ensuring the process to housing is streamlined and reviewing density in targeted areas where development is desired.
5. Vice Chair DeLuccio recommends reviewing public comment submissions again before presenting the report to City Council.
6. Chair Boss recommends listing public comment submissions received and noting whether it came from an entity or an individual so it is on record.
7. Chair Boss agrees with the request for monitoring and periodic program review, which was recommended in the Santa Barbara Association of Realtors public comment submission.

8. The Commission recommends that City Council consider a discussion regarding ongoing funding sources into the Local Housing Trust Fund. A value capture mechanism or transfer tax were proposed as options.

V. Administrative Agenda

Actual Time: 4:17 p.m.

A. Committee and Liaison Reports:

1. Staff Hearing Officer Liaison Report

Vice Chair DeLuccio reported on the Staff Hearing Officer meeting of April 15, 2026.

2. Other Committee and Liaison Reports

No reports.

B. Discussion on Subcommittees and Workshops

No discussion held.

VI. Adjournment

Chair Boss adjourned the meeting at 4:19 p.m.