



City of Santa Barbara

PLANNING COMMISSION

MINUTES

MARCH 12, 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 Brian Barnwell, John M. Baucke, Devon Wardlow, and Lesley Wiscomb

Absent: Commissioner Benjamin Peterson

STAFF PRESENT

Tava Ostrenger, Chief Assistant City Attorney
Rosie Dyste, Principal Planner
Megan Arciniega, Senior Planner
Jessica Grant, Supervising Transportation Planner
Julia Pujo, Environmental Analyst
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 General Plan Annual Progress Report will be heard by City Council on Tuesday, March 17, 2026 and we encourage the public and the Commission to review this report and submit public comment.

Chair Boss additionally recommended that the Commission should review the Annual Progress Report and provide public comment if desired.

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.

III. **ENVIRONMENTAL HEARING**

ACTUAL TIME: 1:03 P.M.

PUBLIC REVIEW OF THE DRAFT HOUSING PLAN PROGRAM ENVIRONMENTAL IMPACT REPORT

Application Number: PLN2022-00108

Applicant: City of Santa Barbara

The purpose of this hearing is to receive comments from the Planning Commission and the public on the adequacy and completeness of the Draft Housing Plan Program Environmental Impact Report (EIR). All comments on the Draft EIR will be responded to in the Final EIR. No action on the Draft EIR or project approval will be taken at this hearing.

Julia Pujo, Environmental Analyst, and Chris Bersbach, Rincon Consultants, gave the Staff presentation. Rosie Dyste, Principal Planner, and Jessica Grant, Supervising Transportation Planner, were available to answer questions.

Public comment opened at 1:21 p.m., and the following individual spoke:

1. Steve Johnson

Public comment closed at 1:23 p.m.

Commission comments:

1. The Commission found the report to be very thorough and the knowledge content was strong.
2. Consider what would happen if underground storage tanks are discovered that weren't previously accounted for.
3. Consider alternatives and impacts if we were to exceed 8,001 units and how mitigation measures may change. Alternative 2 discussion should be expanded.
4. Include a general acknowledgement of policy limitations due to state law and its potential impacts as it applies to transportation, schools, and building size, bulk, and scale.
5. Include an explanation of timing and implementation of mitigation measures in the EIR.
6. Consider including a second set of pagination that continues consecutively through the PDF for ease of reference and navigation.

7. Reference to Chapter 4.1 Aesthetics, Page 4.1-1, third paragraph; surface parking lots and upper stories of buildings do not provide openness and views nor mitigate for the loss of views.
8. If the City cannot require parking for buildings due to state law, the EIR should acknowledge the effect loss of parking has on the Downtown and El Pueblo Viejo.
9. Reference to Chapter 4.1 Aesthetics, Page 4.1-4, regarding light and glare conditions; permits may not be required for some types of lighting. How is it being monitored?
10. Reference to Chapter 4.1 Aesthetics, Page 4.1-7; discussion should be expanded to acknowledge that state regulations have taken some authority away from local control and it's not always true that approved development is appropriately sized and scaled.
11. Reference to Page 4.1-17 regarding Shoreline Drive, the EIR should provide a timeline.
12. Height limitation should be characterized differently throughout the EIR to acknowledge recent changes to state law.
13. Reference to Chapter 4.3 Biological Resources, Page 4.3-7; the EIR should explain how the nearshore marine is measured and monitored. Nearshore marine and kelp habitat has been eroded over time.
14. Regarding Chapter 4.8, Schools, students within one district are not allowed to move to another district. The increase of enrollment generated by development within the Hope School District should be acknowledged, even if the City can't do anything about it.
15. Reference to Chapter 4.9, Transportation, Page 4.9-7, states the Santa Barbara Metropolitan Transit District provides fixed bus routes; however, bus routes are not fixed. Where does the utility users tax go to?
16. Reference to Chapter 4.10, Utilities, Page 4.10-5; Tajiguas Landfill will close in 2036; the need for long term solid waste management should be acknowledged.
17. Referring to Page 2-10, the Pie Chart identifies single unit residential uses. Acknowledge that single unit residential is no longer a single unit due to ADU laws, and explain how this use is separated from other uses due to the City's pyramid zoning.

IV. ADMINISTRATIVE AGENDA

ACTUAL TIME: 2:10 P.M.

A. Committee and Liaison Reports:

1. Staff Hearing Officer Liaison Report

Vice Chair DeLuccio reported on the Staff Hearing Officer meeting of March 4, 2026.

2. Other Committee and Liaison Reports

- a. Vice Chair DeLuccio reported on the March 11, 2026 meeting of the Historic Landmarks Commission.

B. Discussion on Subcommittees and Workshops

Discussion held.

V. ADJOURNMENT

Chair Boss adjourned the meeting at 2:20 p.m.

Submitted by,



Jasper Carman, Commission Secretary