



City of Santa Barbara

PLANNING COMMISSION

MINUTES

AUGUST 14, 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 1:01 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, Assistant City Attorney
John Doimas, Assistant City Attorney
Megan Arciniega, Senior Planner
Pilar Plummer, Associate Planner
Brian Miller, Police Department Commander
Onalisa Hoodes, Police Services Coordinator
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 appeal for the project at 418 N. Milpas Street was heard at City Council on Tuesday, August 12, 2025. Council voted to deny the appeal and uphold the Project Design Approval granted by the Architectural Board of Review.
2. The appeal for the project at 633 E. Cabrillo Blvd. is scheduled to be heard by City Council on September 23, 2025.

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. CONCEPT REVIEW

ACTUAL TIME: 1:02 P.M.

996 & 1000 W MOUNTAIN DRIVE

Assessor's Parcel Number: 021-050-062 & 021-050-063

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

Application Number: PRE2024-00084

Applicant: Alec Perez / SEPPS Land Use Consulting

Owner: Barry and Colton Semler

Proposal to subdivide Lots 8 and 9 of Tract Map 20,604 "Primavera Estates," identified as 996 West Mountain Drive (021-050-062) and 1000 West Mountain Drive (021-050-063), to create four lots. Lot 8 is currently vacant with the exception of a private access road, water line, fire hydrants, drainage improvements, and related utilities, and contains a development envelope for residential purposes. Lot 9 is developed with an 8,010-square-foot two-story residence, a 1,173-square-foot garage, a pool, and a pool cabana. The project would remove two previously recorded accessory building envelopes on Lot 9 and create two building envelopes on newly created Lots B and D to allow for future residential development. Additionally, the project would address enforcement case ENF2021-00022 by permitting as-built grading and improvements on Lot 9 (area included on proposed Lot B).

The project is being presented to the Planning Commission for concept review and comments only. No discretionary action is applicable at this hearing and there is no appealable decision.

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

Pilar Plummer, Associate Planner, gave the Staff presentation. Ryan DiGuilio, Fire Marshall was available to answer questions.

*** THE COMMISSION RECESSED FROM 1:18 TO 1:20 P.M. ***

Laurel Fisher Perez, SEPPS Land Use Consulting, gave the Applicant presentation, and was joined by Barry Semler, Owner.

Public comment opened at 1:38 p.m., and as no one wished to speak, it closed.

Commission Comments:

1. The Commission finds the site and project to be physically suitable for the development.
2. Further technical studies, specifically regarding geological hazards and biological resources, need to be completed.
3. Changes to the conditions of approval of the recorded Final Map to allow for the proposed subdivision will need to analyze the cumulative impacts of all potential subdivisions of all lots within the map area.
4. Ensure compliance with the requirement for two additional fire hydrants and private water supply.
5. Ensure compliance with sufficient parking, open yard setbacks, and building height as listed in the staff report.
6. Applicant should formalize an agreement of maintenance at the private road that addresses financing related to maintenance, to be reviewed by the Fire Department.
7. Ensure proper fire-retardant planting for development is considered.
8. Remove inapplicable housing policies from the analysis.
9. Review policies and ensure compliance with Safety Element in the General Plan.

IV. DISCUSSION ITEM

ACTUAL TIME: 2:20 P.M.

ALCOHOL RETAIL SALES ANNUAL INSPECTION REPORT

Application Number: PLN2025-00050

That the Planning Commission receive a report on the new and existing Alcoholic Beverage Retail Establishments inspected by the Police Department in 2023-2024 pursuant to Santa Barbara Municipal Code (SBMC) 30.185.075 and 28.77.

Staff Contact: Onalisa Hoodes, Police Services Coordinator
OHoodes@SBPD.com, (805) 897-2344

Brian Miller, Police Department Commander gave the Staff presentation. Onalisa Hoodes, Police Services Coordinator and John Doimas, City Attorney were available to answer questions.

Public comment opened at 2:43 p.m., and as no one wished to speak, it closed.

Discussion held.

V. ADMINISTRATIVE AGENDA

ACTUAL TIME: 3:03 P.M.

A. Committee and Liaison Reports:

1. Staff Hearing Officer Liaison Report

No report.

2. Other Committee and Liaison Reports

No reports.

B. Discussion on Subcommittees and Workshops

Discussion held.

VI. ADJOURNMENT

Chair Wardlow adjourned the meeting at 3:03 p.m.

Submitted by,

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Jasper Carman, Commission Secretary