



City of Santa Barbara

PLANNING COMMISSION

MINUTES

JANUARY 8, 2026

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, Chief 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

Vice Chair Lucille Boss, Commissioners Brian Barnwell, John M. Baucke, Donald DeLuccio, Benjamin Peterson, and Lesley Wiscomb

Absent: Chair Devon Wardlow

STAFF PRESENT

John Doimas, City Attorney
Allison DeBusk, Community Development Director
Ellen Kokinda, City Planner
Megan Arciniega, Senior Planner
Ted Hamilton-Rolle, Acting Design Review Supervisor
Brenda Beltz, Planning Analyst
Jessica Metzger, Airport Planner
Craig Shallenberger, Principal Architect
Christopher Bell, City TV Production Supervisor
Janet Ahern, City TV Production Specialist
Jasper Carman, Commission Secretary

II. PRELIMINARY MATTERS**A. Nominations and election of Chair and Vice-Chair:****MOTION: Wiscomb / Barnwell**

Nomination of Commissioner Boss as Chair and Commissioner DeLuccio as Vice Chair for the 2026 calendar year.

The motion carried by the following vote:

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

B. Requests for continuances, withdrawals, postponements, or addition of ex-agenda items:

No requests.

C. Announcements and appeals:

Ms. Arciniega announced that we did not receive an appeal to City Council of the Planning Commission decision on the 3139 Sea Cliff Staff Hearing Officer Appeal.

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

1. December 11, 2025 Planning Commission Minutes
2. Planning Commission Resolution No. 013-25
1407 E Cabrillo Blvd. / Bellosguardo

MOTION: DeLuccio / Wiscomb

Approve the minutes and resolutions as presented.

The motion carried by the following vote:

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

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

Public comment opened at 1:03 p.m., and as no one wished to speak, it closed.

III. NEW ITEM**A. ACTUAL TIME: 1:04 P.M.****404 MOFFETT PLACE**

Assessor's Parcel Number: 073-450-003

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

Application Number: PRE2024-00162

Applicant/Owner: Brad Klinzing / City of Santa Barbara

The City received a request for Initiation of a Local Coastal Program Amendment (LCP Amendment) to amend the zoning map in the LCP for a portion of the Santa Barbara Airport (Airport) property (APN 073-450-003). The purpose of the hearing is to initiate the LCP Amendment to change the zoning map in the LCP from A-A-O/C-Z (Aircraft Approach and Operation/Coastal Overlay) to the A-F/C-Z (Airport Facilities/Coastal Overlay).

The project is being presented to the Planning Commission to receive direction on the appropriateness of the request, and to either initiate further study or to decline the request. There is no appealable decision.

Jessica Metzger, Airport Planner, gave the Staff presentation.

Public comment opened at 1:14 p.m., and as no one wished to speak, it closed.

MOTION: Wiscomb / Barnwell

Initiate the Local Coastal Plan (LCP) Amendment to the zoning map to rezone the subject site from A-A-O/C-Z to A-F/C-Z in the LCP.

The motion carried by the following vote:

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

B. ACTUAL TIME: 1:28 P.M.

SINGLE FAMILY STREAMLINING PROJECT

Application Number: PLN2024-00467

Applicant: Ted Hamilton-Rolle / City of Santa Barbara

Review and recommend to City Council the proposed Single Family Streamlining Project, including amendments to the Single Family Design Board Ordinance and updates to the Single Family Design Board Guidelines, along with amendments to Titles 30, 25, and 22 of the Municipal Code. This project aims to simplify the review and approval process for single-unit development projects while also providing needed Zoning Ordinance clean-ups.

Staff recommends that Planning Commission consider the proposed amendments to Chapters 22.22, 22.68, 22.69, 25.03, and multiple chapters in Title 30 (inland Zoning Ordinance) and forward a recommendation to City Council to:

- A. Relocate and amend the content of Santa Barbara Municipal Code (SBMC) Chapter 22.68 pertaining to the Architectural Board of Review (ABR) and Chapter 22.69 pertaining to the Single Family Design Board (SFDB) and move it to Title 30 under Chapter 30.220, Design Review;
- B. Re-establish SBMC Chapter 22.22, Historic Landmarks Commission, to reference Chapter 30.220, Design Review, to maintain consistency with the City Charter;
- C. Amend SBMC Title 30 pertaining to process and other regulations for single-family development streamlining and implement Zoning Ordinance clean-up items;

- D. Amend SBMC Title 25, Section 25.03.040 pertaining to open yards for consistency with Title 30 amendments;
- E. Determine that the Single Family Streamlining Project, including Design Board Process Improvements and amendments to the Municipal Code, is categorically exempt from environmental review pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15305: Minor Alterations in Land Use Limitations; and
- F. Determine that the Single Family Streamlining Project, including Design Board Process Improvements and amendments to the Municipal Code, is consistent with the General Plan.

Ted Hamilton-Rolle, Acting Design Review Supervisor, gave the Staff presentation. Allison DeBusk, Community Development Director; Ellen Kokinda, City Planner; and Brenda Beltz, Planning Analyst, were available to answer questions.

Public comment opened at 1:36 p.m., and as no one wished to speak, it closed.

Written correspondence from Derek Booth was acknowledged.

MOTION: DeLuccio / Barnwell

Recommend the Single Family Streamlining Project, including Design Board Process Improvements and associated amendments to the Municipal Code, to City Council for acceptance with the following findings as outlined in the Staff Report dated December 18, 2025:

1. The project is categorically exempt from environmental review pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15305: Minor Alterations in Land Use Limitations.
2. The project is consistent with the General Plan.

The motion carried by the following vote:

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

IV. ADMINISTRATIVE AGENDA

ACTUAL TIME: 1:48 P.M.

- A. Appointment of Liaisons

MOTION: Wiscomb / Baucke

Approve the 2026 Planning Commission Liaison List.

The motion carried by the following vote:

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

B. Committee and Liaison Reports:

1. Staff Hearing Officer Liaison Report

Commissioner DeLuccio reported on the Staff Hearing Officer meeting of January 7, 2026.

2. Other Committee and Liaison Reports

No reports.

C. Discussion on Subcommittees and Workshops

Discussion held.

V. **ADJOURNMENT**

Chair Boss adjourned the meeting at 1:52 p.m.

Submitted by,



Jasper Carman, Commission Secretary