



City of Santa Barbara

PLANNING COMMISSION

MINUTES

AUGUST 21, 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, Commissioners Brian Barnwell, John M. Baucke, Donald DeLuccio, Benjamin Peterson, and Lesley Wiscomb

Absent: Vice Chair Lucille Boss

STAFF PRESENT

Tava Ostrenger, Assistant City Attorney
Megan Arciniega, Senior Planner
Kathleen Kennedy, Project Planner
Barbara Burkhardt, Project 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:

Ms. Arciniega announced that the project at 2405 & 2415 De La Vina Street, which is an initiation hearing regarding rezoning and General Plan amendments, has been continued from a hearing date of September 4, 2025 to September 18, 2025.

B. Announcements and appeals:

No announcements.

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

1. August 7, 2025 Planning Commission Minutes
2. Planning Commission Resolution No. 006-25
460 El Cielito Road
3. Planning Commission Resolution No. 007-25
1230 San Andres Street

MOTION: DeLuccio / Barnwell

Approve the minutes and resolutions as presented.

The motion carried by the following vote:

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

D. 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: 1:03 P.M.****3405, 3407, & 3425 SEA LEDGE LANE AND 3357 CLIFF DRIVE**

Assessor's Parcel Number: 047-082-008, 047-082-013, 047-082-012, & 047-082-010

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

Application Number: PLN2023-00302 Filing Date: 07/31/2023

Applicant: Heidi Jones / Meraki Land Use Consulting

Owner: David & Barbara Meline, Arusha Living Trust and Kibo 6000 LLC; Jacques & Angela Habra; and Chris Krach-Bastian, Krach-Bastian Family Trust

The project consists of installation of erosion control systems (cutting back of existing vegetation to the ground but keeping roots intact, high-tensile steel mesh netting pinned with soil nails, and subsequent hydroseeding); repaving of damaged road surfaces on Sea Ledge Lane (private road); and installation of a cable guard rail along a portion of Sea Ledge Lane.

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

- A. A Coastal Development Permit to allow the proposed development in the Appealable Jurisdiction of the City's Coastal Zone (SBMC §28.44.060); and

- B. Affirm CEQA Determination that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15301, Existing Facilities.

Project Design Approval and Final Design Approval by the Single Family Design Board (SFDB) will also be required for the project at a later date, if the Planning Commission approves the project (SBMC Chapter 30.220).

Staff Contact: Barbara Burkhardt, Project Planner
BBurkhardt@SantaBarbaraCA.gov, (805) 560-7587

Barbara Burkhardt, Project Planner, gave the Staff presentation.

Heidi Jones, Meraki Land Use Planning, was available to answer questions.

Public comment opened at 1:13 p.m., and as no one wished to speak, it closed.

MOTION: Wiscomb / DeLuccio

Assigned Resolution No. 008-25

Approve the project, making the findings for the Coastal Development Permit and CEQA exemption as outlined in the Staff Report dated August 14, 2025, subject to the Conditions of Approval as outlined in the Staff Report, with the following revisions to the Conditions of Approval:

1. On page 1, section I, subsection B, subsection 3, revise line 5 to state "Kibo 6000 LLC; David and Barbara Meline, Managing Members, shall be financially responsible for said monitoring, which shall be performed by a qualified biologist."
2. On page 3, section 10, subsection b, revise the clause to state "No mechanized construction equipment shall be used for installation or removal unless approved by the Community Development Director or Public Works Director."
3. On page 3, section 10, subsection c, revise the clause to state "Reevaluation or removal of the improvements will be required by the Community Development Director or Public Works Director when erosion reaches less than...bluff or beach; and"
4. On page 3, section 10, strike subsection d.
5. On page 4, section C, insert new subsection 2, with the clause stating "The appropriateness of the cypress plantings along the base of the slope shall be evaluated by a qualified biologist."
6. On page 5, section 2, subsection b, revise the clause to state "Evidence shall be provided to the Community Development Department that the private road *Agreement for Maintenance* has been recorded prior to permit issuance as required by the Public Works Department."

The motion carried by the following vote:

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

The ten calendar day appeal period was announced.

*** THE COMMISSION RECESSED FROM 2:06 TO 2:11 P.M. ***

B. ACTUAL TIME: 2:11 P.M.**3429 SEA LEDGE LANE**

Assessor's Parcel Number: 047-082-007

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

Application Number: PLN2023-00467 Filing Date: 11/16/2023

Applicant: Jaime Limon / JL Permitting Consulting Services

Owner: Peter Newton / SEASB LLC

The 39,889-square-foot (0.92 acre) lot is located on the coastal bluff face, accessed from Sea Ledge Lane (a private road), and currently developed with a one-story, single-unit residence. The proposed project consists of hardscape and landscape improvements, and addresses violations identified in enforcement cases ENF2019-00846 and ENF2023-00448.

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

- A. Coastal Development Permit to allow the proposed development in the Appealable Jurisdiction of the City's Coastal Zone (SBMC §28.44.060), and
- B. Affirm CEQA Determination that the project is exempt from further environmental review pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15301 (Existing Facilities).

Project Design Approval and Final Design Approval by the Single Family Design Board (SFDB) will also be required for the project at a later date, if the Planning Commission approves the project (SBMC Chapter 30.220).

Staff Contact: Kathleen Kennedy, Project Planner
KKennedy@SantaBarbaraCA.gov, (805) 564-5470, ext. 4560

Kathleen Kennedy, Project Planner, gave the Staff presentation.

Jaime Limon, JL Permitting Consulting Services, gave the applicant presentation.

Public comment opened at 2:31 p.m., and as no one wished to speak, it closed.

MOTION: Barnwell / DeLuccio**Assigned Resolution No. 009-25**

Approve the project, making the findings for the Coastal Development Permit and CEQA exemption as outlined in the Staff Report dated August 14, 2025, subject to the Conditions of Approval as outlined in the Staff Report, with the following revision to the Conditions of Approval:

1. On page 4, section 11, subsection b, revise the clause to state "No mechanized construction equipment shall be used for installation or removal, with the exception of the installation of the grade beam and piers and removal of the concrete patio and bench, though handheld mechanical devices are encouraged wherever applicable."

The motion carried by the following vote:

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

The ten calendar day appeal period was announced.

IV. ADMINISTRATIVE AGENDA

ACTUAL TIME: 2:37 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.

V. ADJOURNMENT

Chair Wardlow adjourned the meeting at 2:38 p.m.

Submitted by,



Jasper Carman, Commission Secretary