



City of Santa Barbara

PLANNING COMMISSION

MINUTES

MARCH 19, 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

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

I. ROLL CALL

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

Absent: Chair Lucille Boss and Commissioner Devon Wardlow

STAFF PRESENT

Tava Ostrenger, Chief Assistant City Attorney
Tina Dye, Chief Building Official
Jose Barajas, Building and Safety Supervisor
Megan Arciniega, Senior Planner
Barbara Burkhart, Project Planner
Kelly Brodison, Associate Planner
Sebastian Herics, Assistant 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:

No announcements.

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

1. March 5, 2026 Planning Commission Special Lunch Meeting Minutes
2. March 5, 2026 Planning Commission Minutes
3. Planning Commission Resolution No. 003-26
1422 San Andres St.

MOTION: Barnwell / Wiscomb

Approve the minutes and resolutions as presented.

The motion carried by the following vote:

Ayes: 5 Noes: 0 Abstain: 0 Absent: 2 (Boss and Wardlow)

D. 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. NEW ITEM

ACTUAL TIME: 1:02 P.M.

2339 EDGEWATER WAY

Assessor's Parcel Number: 041-350-003

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

Application Number: PLN2020-00014 Filing Date: 4/24/2020

Applicant: Jarrett Gorin / Vanguard Planning Inc.

Owner: Curt Custard

The proposed project includes three components: abatement of an enforcement case; permitting of work completed under an Emergency Coastal Development Permit (Emergency Permit); and redevelopment of the site.

Enforcement Case: The project proposes removal of an unpermitted railroad tie retaining wall, and remedial grading (14.7 cubic yards of cut/export), along the bluff edge to abate violations associated with enforcement case ENF2018-00339. The violations are: 1) construction of retaining walls over 42-inches in height on the hillside without approvals or permits in the coastal zone; and 2) unpermitted grading described as "cut and fill of earth at bluff" and "dirt imported to fill the bluff top".

Emergency Permit: The project includes a scope of work completed under an Emergency Permit (PLN2023-00383) associated with a 2023 slope failure along a portion of the site's westerly bluff. The scope of work includes clearing and grubbing of the slope face to remove large vegetation, loose soils, and rock; installation of Tecco System high-tensile steel wire mesh and soil nails, a

minimum of 10 feet in length, and were drilled and grouted into the bedrock slope; and subsequent hydroseeding of the area; as well as demolition of an unpermitted patio cover and outdoor BBQ/ fireplace, immediately adjacent to the slope failure, as they contributed substantial weight to the failure area.

Site Redevelopment: The project proposes demolition of the existing two-story single-unit residence and detached one-car garage; site grading (583 cubic yards of cut, 105 cubic yards of fill, 418 cubic yards of export); construction of a new two-story single-unit residence with basement, and new two-car detached garage with Accessory Dwelling Unit (ADU) above; new pool and spa, shade structure (cabaña), patios, driveway pavers, drainage improvements, and landscaping. Seven site trees are proposed for removal and two are to be retained and protected in place; none are located within the front setback or the street.

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

- A. A Coastal Development Permit to allow the proposed development in the Appeal Jurisdiction of the City's Coastal Zone (SBMC §28.44.060); and
- B. A CEQA Determination that the project is exempt from further environmental review under Section 15301 [Existing Facilities], 15303 [New Construction or Conversion of Small Structures] and Section 15304 [Minor Alterations to Land] of the California Environmental Quality Act (CEQA) Guidelines.

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

Barbara Burkhart, Project Planner, gave the Staff presentation. Tina Dye, Chief Building Official; Jose Barajas, Building and Safety Supervisor; and Sebastian Herics, Assistant Planner were available to answer questions.

Jarrett Gorin, Vanguard Planning Inc., gave the Applicant presentation.

Public comment opened at 1:31 p.m., and the following individuals spoke:

- 1. Maddy Boar
- 2. Alexandra Hack

Written correspondence from David Bacher, Alexandra Hack, Timothy, Marie, & Michel Boudreaux, Courtney O'Donnell, Kelli Bacher, and Claire Bacher was acknowledged.

Public comment closed at 1:37 p.m.

MOTION: Wiscomb / Peterson

Assigned Resolution No. 004-26

Approve the project, making the findings for the Coastal Development Permit and CEQA Exemption as outlined in the Staff Report dated March 12, 2026, subject to the Conditions of Approval as outlined in the Staff Report, with the following revisions to the Conditions of Approval:

- 1. On page 4, section 11, revise subsection c to state "If the improvements located within the Coastal Bluff Edge Development Buffer are deemed unusable or unsafe due to imminent threat of damage or destruction from geologic instability, erosion, flooding, wave impact hazards, or other hazards associated with development on a coastal bluff or beach, their

removal is required. Removal of said improvements shall also be required when erosion reaches less than 5 feet from said improvements.”

2. On page 4, section 11, revise subsection d to state “The approval of the improvements located within the Coastal Bluff Edge Development Buffer is limited to a maximum 20 years from the Coastal Development Permit date of issuance. When the permit term ends, the Owner shall initiate a re-evaluation of said improvements with the City. If said re-evaluation shows said improvements still meet the standards and conditions listed above, a new Coastal Development Permit shall be obtained to retain the minor improvements. If said re-evaluation shows said improvements do not meet the standards and conditions listed above, approval by the City shall be obtained to allow removal of said improvements.”
3. On page 6, section 2, strike all subsections a through j.
4. On page 11, section 3, add the following sentence to the end of the clause, “However, parking on-site shall be accommodated whenever possible.”

The motion carried by the following vote:

Ayes: 4 Noes: 1 (Baucke) Abstain: 0 Absent: 2 (Boss and Wardlow)

Commissioner Baucke voted to deny the project as he found it to be inconsistent with the California Coastal Act sections 30251 and 30253 as the intensity of the project for the site that is remaining after remediation of the slope is beyond what should exist on this site. He stated that the applicant did a great job, but the intensity of the project doesn’t fit the neighborhood or site.

The ten calendar day appeal period was announced.

*** THE COMMISSION RECESSED FROM 2:48 TO 2:58 P.M. ***

IV. DISCUSSION ITEM

ACTUAL TIME: 2:58 P.M.

25 EAST MASON STREET

Assessor’s Parcel Number: 033-082-014

Zoning Designation: HRC-2 / OC / S-D-3 (Hotel & Related Commerce / Ocean-Oriented Commercial / Coastal Overlay)

Application Number: PRE2026-00006

Applicant: Clay Aurell / AB Design Studio, Inc.

Owner: USA San Diego, LLC

The Planning Commission is being asked to determine if a wedding venue business could be a permitted use in the HRC-2 (Hotel and Related Commerce) zone. In order to make that determination, the Planning Commission must find that the use is a visitor-serving or commercial recreational use deemed appropriate by the Planning Commission (SBMC §28.22.030.B.2.f).

Kelly Brodison, Associate Planner, gave the Staff presentation.

Clay Aurell, AB Design Studio, gave the applicant presentation.

Public comment opened at 3:03 p.m., and as no one wished to speak, it closed.

MOTION: Barnwell / Peterson

The Planning Commission determines that a wedding venue business qualifies as a visitor-serving use in the HRC-2 (Hotel and Related Commerce) Zone, in accordance with Santa Barbara Municipal Code, Section 28.22.030.B.2.F. The motion carried by the following vote:

Ayes: 5 Noes: 0 Abstain: 0 Absent: 2 (Boss and Wardlow)

V. ADMINISTRATIVE AGENDA

ACTUAL TIME: 3:22 P.M.

A. Committee and Liaison Reports:

1. Staff Hearing Officer Liaison Report

Commissioner DeLuccio reported on the Staff Hearing Officer meeting of March 18, 2026.

2. Other Committee and Liaison Reports

No reports.

B. Discussion on Subcommittees and Workshops

No discussion held.

VI. ADJOURNMENT

Vice Chair DeLuccio adjourned the meeting at 3:24 p.m.

Submitted by,



Jasper Carman, Commission Secretary