



Downtown Santa Barbara

IMPROVEMENT ASSOCIATION

LAND USE COMMITTEE MEETING

Thursday, October 8, 12 – 1:30 pm

In Person: DSBIA Office 419 State Street

Remote attendance via zoom

<https://zoom.us/j/5213264476?pwd=bLNDJnJaDgEnlr85c9psmDkpXHVKOE.1>

AGENDA

1. **Call to Order & Introductions** R. Robertson
2. **Minutes**
Recommended Action:
Vote to adopt September Land Use/CS Minutes. R. Robertson Vote
3. **Policy / Development updates** City /Group Report
Recommended Action: *Receive an update from City Staff and group members on downtown policy issues;*
 - o *State Street Master Plan & Interim Ops* T. Harris Report
 - a. **Recommended Action**
Land Use Committee Interim Operations R. Robertson Vote
recommendations to advance to Executive Committee
 - o *Sit or Lie Ordinance Review* R. Elander Discussion
 - o *Vendor Ordinance Review* S. Clark / R. Elander Discussion
 - o *Property Maintenance Ordinance* S. Clark Update
 - o *Other* members Report
4. **Community Partners Updates**
Recommended Action: Partners Report
Receive updates from community partners
5. **Organizational Updates** R. Elander or staff Report
Recommended Action: *Receive updates from DSBIA staff on other organizational activities as time allows.*
6. **Next Meetings** R. Robertson Discussion
Recommended Action: *Determine if Land Use & Civil Sidewalks will hold a combined meeting November 12 and December 10, 12-1:30 pm. Please note the Annual Meeting and Board Elections will take place on Thursday, Oct. 22 from 3:30 – 5:30 pm. A Special Board meeting is scheduled November 12 – 1:30 pm to adopt the 2027 budget. Committee updates at this November meeting may be adequate. The Executive Committee will determine the December Executive and Board meeting schedule for December on Oct. 15.*
7. **New Business** Group Discussion
Recommendation Action: *Discuss any downtown news or proposed future agenda items.*

CIVIL SIDEWALKS & LAND USE COMBINED COMMITTEE MEETING

Thursday, September 10, 2026; 12:00pm - 1:30pm

DSBIA Office, 419 State Street, Santa Barbara, CA

Remote attendance via Zoom

Attendees: Adam Geeb, Ron Robertson, Crosby Slaughter, Cassandra Ensberg, Christiana Cino (KCI), Sarah Clark, Commander Charlie Katsapis, Dan Burnham, Assistant Chief Christopher Payne, Laura Sapia, Nick Lemmo, Ben Romo

Staff: Robin Elander, Daniel Ramirez, Bailey Schroerlucke

Item 1: Call to Order & Introductions

Chair Adam Geeb called the meeting to order at 12:07 PM. The group introduced themselves.

Public Comment

- No public comment.

Item 2: Approval of Minutes

- Approval of the June 2026 meeting minutes:
 - Motion was made by Ron Robertson and seconded by Dan Burnham. All were in favor, with no abstentions.

Item 3: Security Patrol & Security Camera Update

- The committee received an update regarding the security patrol and security camera programs.
- Discussion included the startup of the new security patrol program and coordination with the security camera program.

Item 4: Policy Updates

- **Housing**
 - The City will continue working through the Housing Element and Housing Action Plan.
 - The City was awarded a \$1 million grant, which will most likely be used as matching funds for the local Housing Trust Fund.
 - A community workshop is being planned to discuss the details of finalizing the Housing Action Plan.
- **State Street**
 - The State Street Master Plan has been adopted.
 - The next step will be seeking grant funding for implementation.
 - Planning is underway for a community event to gather feedback on the State Street Master Plan.
 - An October 6 City Council work session is planned.[This was later postponed, current date TBA]
 - A Development Liaison Coffee and Open House is also planned with commercial real estate professionals.
- **Projects**
 - The previously Nordstrom development project was scheduled for Historic Landmarks Commission review on September 9.
 - The Yardi redevelopment demo permit was issued on August 19.
 - A new Free People new store location was discussed.
 - 35 State Street, previously J. Wilkes is undergoing tenant improvements for a new wine use.

- A demo permit was issued for 916 State Street for the State of Mind Cafe.
- The 1315 State Street project has been resubmitted with additional housing units.
- Cassandra Ensberg noted that the City should be proud of the positive development activity taking place downtown and the number of projects moving forward.

Item 5: Community Updates

- **Santa Barbara Police Department / E-Bike Enforcement**
 - Nearly 600 e-bike citations have been issued since May.
 - Enforcement operations take place twice a month for approximately six hours.
 - Approximately 20 citations were issued during the most recent operation, including violations for helmet requirements, unsafe driving, and riding on sidewalks.
 - The average age of individuals receiving citations is approximately 15 to 18 years old.
 - Weekend nightlife deployments continue downtown, including evening-shift bar checks and downtown safety operations.
- **Yardi / Downtown Development - Ben Romo**
 - Yardi's loading dock will be located off Ortega Street, with minimal to no expected impact on surrounding streets.
 - Interior demolition is expected to be completed by Thanksgiving.
 - Yardi is targeting a move-in date by the end of 2027.
 - The group discussed maximizing the potential benefits of downtown revitalization and the message that "downtown is back in business."
 - The E. Carrillo Street building permit is in process, and bids are currently being collected.
- **SB ACT / FARO Center**
 - The organization is asking the Planning Commission to adjust the center's hours of operation to begin earlier, potentially at 7:00 AM. Current hours are 9:00 AM to 3:00 PM.
 - The goal is to avoid individuals coming in and out of the center after 12:00 PM in order to minimize impacts on neighboring businesses and residents.
 - The center plans to continue expanding the services it provides.
 - The Beacons program is intended to bring some of the work currently taking place inside the center into the surrounding neighborhood. The program would employ individuals to help beautify the neighborhood while providing workforce development opportunities.
 - The program is currently operating on the Chapala side of the center and is focused on working with immediate neighbors.
 - Handouts and cards will be provided to direct individuals to available resources.
 - Program members will visit local businesses to explain available resources and help redirect individuals from in front of businesses to the center when appropriate.
 - In response to a question from Brian Cearnal regarding encampments, the group discussed the ability to store shopping carts out of view from the street.
 - Ambassadors with lived experience will greet individuals and help provide a "one-stop shop" for homelessness-related services.
 - The program will also focus on document readiness and connecting individuals with case managers who can direct them to available nighttime shelter and other resources.
 - The overall goal is to create a more effective flow through the system of services.
 - Robin noted that additional coordination with the different teams will now take place, including DMS and the security camera team.
 - The group discussed the value of security teams receiving de-escalation training and having additional resources available outside of traditional police response.
 - David asked how the program is funded. FARO raises funds through private funding sources.
 - The group noted that only a small percentage of the unhoused population is currently utilizing these services.
 - Cassandra Ensberg asked how the committee and downtown businesses can support the program

and discussed appropriate ways for businesses to interact with individuals and integrate with the program.

Item 6: Organizational Updates

- **Robin Elander**
 - The Murals RFP will be discussed at the September 11 committee meeting.
 - DSBIA is hosting a groundbreaking event for the Music Academy.
 - Board nominations are being finalized, with the process expected to wrap up this week. Nominees will be invited to attend the Annual Meeting on October 22.
 - Robin introduced new staff members Bailey and Emily.
 - DSBIA is continuing to explore a concept “A Taste of Downtown” (name may change) event series.
 - Nicole Castillo and David Shiang have departed DSBIA, with new staff members joining the organization.
 - Staff and DMS spent significant time in August and September working on Fiesta prep and post cleaning efforts.
- **Daniel Ramirez**
 - DMS has collected approximately 32,000 pounds of trash. The amount collected has been increasing over the past several months due to increased visitation.
 - Downtown activations are increasing, with upcoming events including Salsa in September, a car show, Trick-or-Treat, country line dancing in October, and other planned fall event series.
- **Bailey Schroerlucke**
 - Bailey provided an update on DSBIA's Datafy efforts.

Item 7: 2027 Budget Priorities

- The committee discussed potential 2027 budget priorities and plans, including:
 - Next steps regarding M Special or Vuori to utilize wifi /electricity for overhead lighting / cameras.
 - Potentially utilizing City power for lighting if needed for wrapped lights around trees.
 - General prioritization of committee budget requests.
 - Explore potential increases to the cleaning budget and what additional cleaning practices could be implemented with increased funding.
 - Seasonal additions that would require funding only during certain times of the year rather than year-round.
- Committee members were asked to email their budget priorities within the week, either in bullet-point format or as markups to the budget document.

Item 8: New Business

- The committee discussed scheduling future combined Civil Sidewalks and Land Use meetings as agendas permit on the second Thursday of the month.

The meeting adjourned at 1:34 PM.