



City of Santa Barbara

PLANNING COMMISSION

MINUTES

JULY 3, 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 John M. Baucke, Donald DeLuccio, and Lesley Wiscomb

Absent: Vice Chair Lucille Boss, Commissioners Brian Barnwell and Benjamin Peterson

STAFF PRESENT

Tava Ostrenger, Assistant City Attorney
Megan Arciniega, Senior Planner
Kathleen Kennedy, Project Planner
Julia Pujo, Environmental Analyst
Teresa Sjoting, Assistant Transportation 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:

Ms. Arciniega announced that the next two Planning Commission hearings on July 10, 2025 and July 17, 2025 are cancelled. The next Planning Commission hearing is scheduled for August 7, 2025.

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

1. June 12, 2025 Planning Commission Minutes

MOTION: Wiscomb / Baucke

Approve the minutes as amended.

The motion carried by the following vote:

Ayes: 3 Noes: 0 Abstain: 1 (Wardlow) Absent: 3 (Barnwell, Boss and Peterson)

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.

Written correspondence from William Peardon and Christina Kerndal was acknowledged.

III. **NEW ITEM**

ACTUAL TIME: 1:04 P.M.

301 E. YANONALI STREET

Assessor's Parcel Number: 017-630-005

Zoning Designation: M-1/SP-2/S-D-3 (Light Manufacturing/Specific Plan No. 2/Coastal Overlay)

Application Number: PLN2022-00474 Filing Date: November 30, 2022

Applicant: John Cuykendall / DMI – Commercial Real Estate Services

Owner: Yanonali Street Holdings LLC. / Joseph Miller, Manager

The 3.16-acre project site is located at the northeast corner of Garden and E. Yanonali Streets and is currently used as an open storage yard for a landscaping company. The proposed project consists of the construction of two new nonresidential buildings totaling approximately 39,597 net square feet around a central courtyard. The building heights vary between 16'-0" and 29'-6". The tenant uses are expected to be general retail, gym, and fast casual and fine dining restaurants. The project includes 98 vehicle parking spaces and 24 bicycle spaces. The project includes a Habitat Restoration Plan for Laguna Channel and a Corrective Action Plan to remediate onsite soil and groundwater contamination.

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

- A. A Front Setback Modification to allow bicycle parking spaces to encroach into the required front setback along Garden Street (Cabrillo Plaza Specific Plan and SBMC §28.92.110.A.2);
- B. An Interior Setback Modification to allow vehicle parking spaces to encroach into the required interior setback along the Highway 101 frontage (Cabrillo Plaza Specific Plan and SBMC §28.92.110.A.2);
- C. A Development Plan to allow 39,597 square feet of nonresidential development from the Cabrillo Plaza Specific Plan area (SBMC Chapter 28.85);
- D. A Coastal Development Permit to allow the proposed development in the Appealable jurisdiction of the City's Coastal Zone (SBMC §28.44.060); and
- E. CEQA Determination that the project qualifies for an exemption from further environmental review under California Environmental Quality Act (CEQA) Guidelines Section 15183.

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

Kathleen Kennedy, Project Planner, gave the Staff presentation. Julia Pujo, Environmental Analyst and Teresa Sjoting, Assistant Transportation Planner, were available to answer questions.

Brian Cearnal, Project Architect; Joseph Miller, Owner; and Dana Bauer, Landscape Architect gave the Applicant presentation, and were joined by David Fishbein, Owner; John Cuykendall, Project Planner; David Stone, Archaeologist; and Scott Schell, Associated Transportation Engineers.

Michael Drury, Commissioner on the Historic Landmarks Commission (HLC), gave an overview of the HLC's comments on the project and was available to answer questions.

Public comment opened at 1:37 p.m., and as no one wished to speak, it closed.

Written correspondence from Brady Thurman, Marisa Mason, Tedde Minogue, Tony & Jeanne Bortolazzo, Grace Gates, and Paulina Conn was acknowledged.

MOTION: DeLuccio / Wiscomb

Assigned Resolution No. 005-25

Approve the project, making the findings for the Front Setback Modification, Interior Setback Modification, Development Plan, Coastal Development Permit, and CEQA Exemption as outlined in the Staff Report dated June 26, 2025, subject to the Conditions of Approval as outlined in the Staff Report.

The motion carried by the following vote:

Ayes: 4 Noes: 0 Abstain: 0 Absent: 3 (Barnwell, Boss, and Peterson)

The ten calendar day appeal period was announced.

IV. ADMINISTRATIVE AGENDA

ACTUAL TIME: 2:19 P.M.

A. Committee and Liaison Reports:

1. Staff Hearing Officer Liaison Report

No report.

2. Other Committee and Liaison Reports

- a. Commissioner DeLuccio reported on the June 27, 2025 meeting of the Historic Landmarks Commission.

B. Discussion on Subcommittees and Workshops

No discussion held.

V. ADJOURNMENT

Chair Wardlow adjourned the meeting at 2:19 p.m.

Submitted by,



Jasper Carman, Commission Secretary