



City of Santa Barbara

PLANNING COMMISSION

MINUTES

MAY 20, 2021

1:00 P.M.

This Meeting was Conducted Electronically
SantaBarbaraCA.gov

COMMISSION MEMBERS:

Deborah L. Schwartz, Chair
Gabriel Escobedo, Vice Chair
Roxana Bonderson
Jay D. Higgins
Sheila Lodge
Barrett Reed
Lesley Wiscomb

STAFF:

Tava Ostrenger, Assistant City Attorney
Allison DeBusk, Senior Planner
Gillian Fennessy, Commission Secretary

CALL TO ORDER

Chair Schwartz called the meeting to order at 1:03 p.m.

I. ROLL CALL

Chair Deborah L. Schwartz, Vice Chair Gabriel Escobedo, Commissioners Roxana Bonderson, Jay D. Higgins, Sheila Lodge, Barrett Reed (until 5:20 p.m.), and Lesley Wiscomb

STAFF PRESENT

Tava Ostrenger, Assistant City Attorney
Allison DeBusk, Senior Planner
Kelly Brodison, Associate Planner
Timmy Bolton, Associate Planner
Julia Pujo, Environmental Analyst
Tony Ruggieri, City TV Production Supervisor
Janet Ahern, City TV Production Specialist
Gillian Fennessy, 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. Planning Commission May 6, 2021 Minutes

MOTION: Wiscomb / Higgins

Approve the minutes as amended.

The motion carried by the following vote:

Ayes: 7 Noes: 0 Abstain: 0 Absent: 0

Public comment opened at 1:11 p.m. and the following individual spoke:

1. Anna Marie Gott

Public comment closed at 1:13 p.m.

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

Public comment opened at 1:17 p.m. and the following individuals spoke:

1. Anna Marie Gott

Written correspondence from Brian Johnson, Marina Martinez, and Andi Gee was acknowledged.

Public comment closed at 1:22 p.m.

III. APPEAL ITEM

ACTUAL TIME: 1:22 P.M.

APPLICATION OF JOHN CUKENDALL, MARBORG INDUSTRIES, OWNER OF 2 S. QUARANTINA STREET; APN: 017-113-024 ZONE: M-1/SD-3 (LIGHT MANUFACTURING/COASTAL OVERLAY); LAND USE DESIGNATION: GENERAL INDUSTRIAL; PLN 2019-00585

This is an appeal of the Staff Hearing Officer's approval of a Coastal Development Permit for the subject project on February 24, 2021. The project consists of a proposal to construct a single-story, 3,151-net-square-foot light industrial building with a receiving and storage area, break room, and restrooms. The project also includes surface area for staging and storage of equipment and vehicles, a trash enclosure, bicycle parking and six parking spaces. The project site is a 1.26-acre vacant lot located at the southwest corner of Quinientos and S. Quarantina Streets. The discretionary application required for this project is a Coastal Development Permit to allow the proposed development in the Non-Appealable Jurisdiction of the City's Coastal Zone (SBMC §28.44.060). The Environmental Analyst has determined that the project qualifies for an exemption from further environmental review pursuant to California Environmental Quality Act Guidelines, Section 15332.

Kelly Brodison, Associate Planner, gave the Staff presentation. Julia Pujo, Environmental Analyst was available to answer questions.

Guy Dolev gave the Appellant presentation, and was joined by Evan Stanfield.

Robert Forouzandeh, Managing Partner, Reicker Pfau and Pablo Romero, RJC Inc., gave the Applicant presentation, and were joined by Chris Dufour, Landscape Architect, RRM Design; and Robert Camacho, Engineer.

Public comment opened at 2:20 p.m. and the following individuals spoke:

1. Dawn Dunn
2. Johnathan Dolev
3. Melissa Gentzle
4. Michael Holliday
5. Natalia Govoni
6. Natasha Todorovic
7. Sashcha Anya
8. Victor Reyes
9. Greg Marek
10. Gerardo Jerry Menchaca
11. Tino De Guevara
12. Anna Marie Gott

Written correspondence from Casey McCann, Guy Dolev, Ronald Buckley, Christopher Stocking, Tessa Madden Storms, Misael Ayala, Alan Macy, Todd & Patti Gutshall, Joshua Bartley, Adolfo Robles, Joe Mathews, Mike Copus, Alan Lash, Will Covert, Wayne Lovert, Brent Dill, Colin Cameron, Jason Faulkner, Chris Raimondi, Ken Olsen, Manny Larrondo, Kip Bradley, Dawn Dunn, Victor Reyes, Katie Mickey, Uri, and Sascha Anya was acknowledged.

Public comment closed at 2:50 p.m.

*** THE COMMISSION RECESSED FROM 2:50 P.M. TO 3:00 P.M. ***

MOTION: Wiscomb / Reed

Assigned Resolution No.002-21

Approve the Staff Recommendation to deny the appeal and uphold the decision of the Staff Hearing Officer approving the Coastal Development Permit with the following additions to the Conditions of Approval:

1. All street trees shall be 24-inch box, and this will be added to conditions D.1.d and D.1.e, as well as adding a new condition to Section C, Design Review.
2. There shall be as much street lighting as possible along the project frontage to improve safety, and this will be added to conditions D.1.d and D.1.e.

The motion was amended.

AMENDED MOTION: Wiscomb / Reed

Assigned Resolution No. 002-21

Approve the Staff Recommendation to deny the appeal and uphold the decision of the Staff Hearing Officer approving the Coastal Development Permit with the following additions to the Conditions of Approval:

1. All street trees shall be 24-inch box, and this will be added to conditions D.1.d and D.1.e, as well as adding a new condition to Section C, Design Review.
2. There shall be as much street lighting as possible along the project frontage to improve

safety, and this will be added to conditions D.1.d and D.1.e.

3. *The accessible parking space and access thereto shall be addressed prior to ABR project design approval, and this will be added to the conditions in Section C, Design Review.*

This motion carried by the following vote:

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

Commissioner Higgins stated that he opposed in principal to send a signal to those listening or reading the minutes that the applicant could have done a better job on the project, particularly landscape screening.

The ten calendar day appeal period was announced.

IV. **ADMINISTRATIVE AGENDA**

ACTUAL TIME: 5:20 P.M.

A. Committee and Liaison Reports:

1. Staff Hearing Officer Liaison Report

Commissioner Higgins reported on the May 19, 2021 meeting of the Staff Hearing Officer.

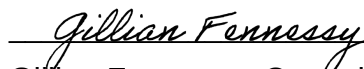
2. Other Committee and Liaison Reports

- a. Commissioner Lodge reported on the May 17, 2021 meeting of the Sustainability Council Committee.
- b. Chair Schwartz reported on the Highway 101 Improvements Design Working Group.

V. **ADJOURNMENT**

Chair Schwartz adjourned the meeting at 5:28 p.m.

Submitted by,



Gillian Fennessy, Commission Secretary