



City of Santa Barbara

PLANNING COMMISSION

MINUTES

FEBRUARY 13, 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 1:00 p.m.:

I. ROLL CALL

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

STAFF PRESENT

Tava Ostrenger, Assistant City Attorney
Megan Arciniega, Senior Planner
Pilar Plummer, Associate Planner
Brian D'Amour, City Engineer
Christopher Bell, City TV Production Supervisor
Janet Ahern, City TV Production Specialist
Kira Esparza, Administrative Assistant
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 an Emergency Coastal Development Permit was issued for 1921 El Camino De La Luz to install road base to temporarily cover and secure the driveway soil. She stated that this action will require a formal Coastal Development Permit which will be presented to the Planning Commission.

Ms. Ostrenger announced that she will be present for the meeting on Zoom.

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

1. January 16, 2025 Planning Commission Minutes

MOTION: DeLuccio / Barnwell

Approve the January 16, 2025 minutes as amended.

The motion carried by the following vote:

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

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

Public comment opened at 1:04 p.m., and as no one wished to speak, it closed.

III. NEW ITEMS

- A. DRAFT FIVE-YEAR CAPITAL IMPROVEMENT PROGRAM FOR FISCAL YEARS 2026 TO 2030**

ACTUAL TIME: 1:05 P.M.

Application Number: PLN2025-00050

Applicant: City of Santa Barbara, Public Works Department

Review of projects added to the City's Draft Five-Year Capital Improvement Program for Fiscal Years 2026 to 2030 for consistency with the General Plan per Government Code §65103(c) and §65401. City staff and the City Boards and Commissions governing each program area have reviewed or are in process of reviewing the proposed new Capital Improvement Program projects.

Brian D'Amour, City Engineer, gave the Staff presentation. Sara Iza, Principal Project Manager; Tess Harris, State Street Master Planner; Kristina Hernandez, Library Services Manager; and Jefferson Litten, Energy and Climate Program Manager answered questions from the Commission. Additional representatives from all other departments listed in the CIP were available to answer questions.

Public comment opened at 1:24 p.m., and as no one wished to speak, it closed.

MOTION: DeLuccio / Wiscomb

The Planning Commission finds that the projects added to the Draft Five-Year Capital Improvement Program for Fiscal Years 2026 to 2030 to be consistent with the General Plan.

The motion carried by the following vote:

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

*** THE COMMISSION RECESSED FROM 2:23 TO 2:29 P.M. ***

B. 2 SOUTH QUARANTINA

ACTUAL TIME: 2:29 P.M.

Assessor's Parcel Number: 017-113-024

Zoning Designation: M-1/S-D-3 (Light Manufacturing/Coastal Overlay)

Application Number: PLN2024-00114 **Filing Date:** April 8, 2024

Applicant: John Cuykendall, DMI - Commercial Real Estate Services

Owner: 2 South Quarantina Street LLC

Agent: Derek Carlson, MarBorg Industries

The project involves construction of a new two-story 18,575-square-foot corporate office building for MarBorg Industries to create a central office to accommodate current and future operating staff to service community needs for waste management. The site will be developed with 102 parking spaces and 12 bicycle spaces and includes hardscape and landscape improvements throughout the site.

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 Non-Appealable Jurisdiction of the City's Coastal Zone (SBMC §28.44.060); and
- B. A Development Plan to allow the construction of 18,575 square feet of net new nonresidential development (SBMC Chapter 28.85).

Confirm the Environmental Analyst's determination that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15332 [In-Fill Development Projects].

Pilar Plummer, Associate Planner, gave the Staff presentation.

Brian Cearnal, Architect, gave the Applicant presentation, and was joined by Derek Carlson, MarBorg Industries; John Cuykendall, Applicant; and Ricardo Castellanos, Landscape Architect.

Public comment opened at 2:44 p.m., and as no one wished to speak, it closed.

MOTION: Barnwell / DeLuccio**Assigned Resolution No. 001-25**

Approve the project, making the findings for the Coastal Development Permit, Development Plan, and CEQA exemption as outlined in the Staff Report dated February 5, 2025, subject to the Conditions of Approval as outlined in the Staff Report.

The motion carried by the following vote:

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

The ten calendar day appeal period was announced.

IV. ADMINISTRATIVE AGENDA**ACTUAL TIME: 3:03 P.M.****A. Committee and Liaison Reports:****1. Staff Hearing Officer Liaison Report**

Commissioner DeLuccio gave the report.

2. Other Committee and Liaison Reports

a. Commissioner Barnwell reported on recent actions made by the Architectural Board of Review.

b. Commissioner DeLuccio reported on the January 29, 2025 meeting of Historic Landmarks Commission.

B. Discussion on Subcommittees and Workshops

Discussion held.

V. ADJOURNMENT

Chair Wardlow adjourned the meeting at 3:14 p.m.

Submitted by,



Jasper Carman, Commission Secretary