



**PLANNING COMMISSION
MEETING MINUTES
Monday, April 28, 2025**

6:00 PM
City Hall
130 Cremona Drive
Goleta, California

Members of the Planning Commission

*Jennifer Fullerton, Chair
Anne Miller, Vice Chair
Katie Maynard, Commissioner
Cary Penniman, Commissioner
Rita Serotkin, Commissioner*

*Peter Imhof, Secretary
Winnie Cai, Assistant City Attorney
Nicholas A. Norman,
Planning Commission Clerk*

CALL TO ORDER AND PLEDGE OF ALLEGIANCE

Chair Fullerton called the meeting to order at 6:00 P.M., followed by the Pledge of Allegiance.

ROLL CALL OF PLANNING COMMISSION

Present: Chair Fullerton, Commissioner Maynard, Commissioner Penniman,
Commissioner Serotkin

Absent: Vice Chair Miller

PUBLIC FORUM

None

AMENDMENTS OR ADJUSTMENTS TO AGENDA

None

A. ADMINISTRATIVE AGENDA

None

B. PUBLIC HEARING

B.1 Sywest Industrial Building and Final Environmental Impact Report located at 907 S. Kellogg Avenue; APN 170-190-035; Case No. 17-121-DP

1. Adopt Resolution 25- entitled "A Resolution of the Planning Commission of the City Of Goleta, California, recommending that the City Council of the City of Goleta, California: 1) Adopt environmental findings pursuant to the California Environmental Quality Act, 2) Certify the Sywest Industrial Building Project Environmental Impact Report (Sch #2023040690), 3) Adopt the Mitigation Monitoring And Reporting Program, and 4) Adopt a Statement of Overriding Consideration for Alternative 2: 100-foot Streamside Protection Area Setback at 907 S. Kellogg Avenue, Goleta; APN 170-190-035; Case No. 17-121-DP"

2. Adopt Resolution 25- entitled "A Resolution of the Planning Commission of the City Of Goleta, California, recommending that the City Council of the City of Goleta, California, approve the Alternative 2: 100-foot Streamside Protection Area Setback Development Plan for the Sywest Industrial Warehouse Building Project and deny the Original Project At 907 S. Kellogg Avenue, Goleta; APN 170-190-035; Case No. 17-121-DP"

Sywest Industrial Building and Final Environmental Impact Report located at 907 S. Kellogg Avenue; APN 170-190-035; Case No. 17-121-DP

Public Comment Received

Ex Parte Disclosures:

No ex parte discussions reported by Commissioner Maynard, Commissioner Penniman, Commissioner Serotkin, and Chair Fullerton.

Staff Speakers:

Brian Hiefield, Associate Planner, provided a presentation titled, "Sywest Industrial Building Project," dated April 28, 2025 (presentation on file).

Lisa Prasse, Current Planning Manager

Andrew Fuller, Principal Civil Engineer

Mark Schleich, Contract Principal Engineer

Nicole West, Rincon Consultants, Inc.

Alisha Winterswyk, Best Best & Krieger LLP

PUBLIC HEARING OPENED AT 6:02 P.M.

Ginger Anderson, Senior Land Use Project Manager at Brownstein Hyatt Farber Schreck LLP, and Bill Viera, Sywest, presented the project plans on behalf of the applicant.

Public Speakers:

Alex Perez, representative of Western State Regional Council of Carpenters, made recommendations to the Planning Commission regarding local contractors, prevailing wage, and apprenticeships for the Sywest Industrial Building project.

Ken Palley, representing Surfrider Foundation Santa Barbara Chapter, spoke in support of Alternative 2 for the Sywest Industrial Building project.

Chase Preciado, Legal Assistant, Lozeau Drury LLP, spoke in opposition to the Sywest Industrial Building project based on environmental impact concerns.

Eric Christen, Executive Director of the Coalition of Fair Employment and Construction, spoke in opposition to skilled and local labor contracting requirements.

All Public Comment Received Posted Online:

Norman Nelson; Jessica Allstatt, Santa Barbara Audubon Society; Eric Cárdenas, Santa Barbara Botanic Garden; Jeremy Herwitt, Mitchell M. Tsai Law Firm on behalf of the Western States Regional Council of Carpenters; and Rebecca Davis, Lozeau | Drury LLP.

PUBLIC HEARING CLOSED at 7:24 P.M.

MOTION: Commissioner Maynard/Chair Fullerton to adopt Resolution 25-04 entitled "A Resolution of the Planning Commission of the City of Goleta, California, recommending that the City Council of the City of Goleta, California: 1) Adopt environmental findings pursuant to the California Environmental Quality Act, 2) Certify the Sywest Industrial Building Project Environmental Impact Report (Sch #2023040690), 3) Adopt the Mitigation Monitoring And Reporting Program, and 4) Adopt a Statement of Overriding Consideration for Alternative 2: 100-foot Streamside Protection Area Setback at 907 S. Kellogg Avenue, Goleta; APN 170-190-035; Case No. 17-121-DP"

VOTE: Motion approved by the following roll call vote: Chair Fullerton, Commissioner Maynard, Commissioner Serotkin. Noes: Commissioner Penniman. Absent: Vice Chair Miller

MOTION: Commissioner Maynard/Commissioner Serotkin to adopt Resolution 25-05 entitled "A Resolution of the Planning Commission of the City of Goleta, California, recommending that the City Council of the City of Goleta, California, approve the Alternative 2: 100-foot Streamside Protection Area Setback Development Plan for the Sywest Industrial Warehouse Building Project and deny the Original Project at 907 S. Kellogg Avenue, Goleta; APN 170-190-035; Case No. 17-121-DP," as amended to recommend Council consideration to add Conditions of Approvals to require 1) the lights are fully shielded to be consistent with the General Plan Dark Sky policy standards and to minimize exterior lighting when the building is not in operation, 2). Provide a Transportation Demand Management Plan, and 3). Increase the waste diversion target from 65% to 75% if possible.

VOTE: Motion approved by the following roll call vote: Chair Fullerton, Commissioner Maynard, Commissioner Serotkin. Noes: Commissioner Penniman. Absent: Vice Chair Miller

C. PLANNING DIRECTOR'S COMMENTS

Peter Imhof, Planning and Environmental Review Director, announced the Central Coast section of the American Planning Association will host planning academy sessions virtually each Wednesday, starting April 30 through May 21, 2025, from 12:00 P.M. to 1:00 P.M., focusing on active transportation outreach, diversity, housing legislation, planning and zoning for fire disasters.

Mr. Imhof also announced that the Planning Commission meeting scheduled for May 12, 2025, will likely be cancelled due to no pending agenda items, that the May 26, 2025, meeting will be cancelled in observation of Memorial Day, and that the next Planning Commission meeting will take place on June 9, 2025.

D. PLANNING COMMISSION COMMENTS

None

E. ADJOURNMENT

ADJOURNED AT 7:46 P.M.