



City of Santa Barbara Planning Division

PLANNING COMMISSION MINUTES

April 11, 2013

CALL TO ORDER:

Chair Schwartz called the meeting to order at 1:00 P.M.

I. ROLL CALL

Vice Chair Deborah L. Schwartz, Commissioners Bruce Bartlett, John P. Campanella, Sheila Lodge, June Pujo, and Addison Thompson.

Absent: Commissioner Mike Jordan

STAFF PRESENT:

Bettie Weiss, City Planner
John Ledbetter, Principal Planner
Renee Brooke, Senior Planner
David Rowell, Housing Program Specialist
N. Scott Vincent, Assistant City Attorney
Irma Unzueta, Project Planner
Julie Rodriguez, Planning Commission Secretary

II. PRELIMINARY MATTERS:

A. Requests for continuances, withdrawals, postponements, or addition of ex-agenda items.

None.

B. Announcements and appeals.

Ms. Brooke made the following announcements:

1. There will be a Special Joint Meeting of the City Council and Planning Commission on April 17, 2013 in the David Gebhard Public Meeting Room at 630 Garden Street.
2. The Planning Commission meeting of April 18, 2013 has been cancelled.
3. There will be a Special Meeting of the Planning Commission on April 25, 2013 in City Council Chambers beginning at 1 P.M.

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

Chair Schwartz opened the public hearing at 1:03 P.M. and, with no one wishing to speak, closed the hearing.

III. RECOMMENDATION TO CITY COUNCIL:

ACTUAL TIME: 1:03 P.M.

AVERAGE UNIT-SIZE DENSITY INCENTIVE PROGRAM

On April 10, 2012, the City Council initiated amendments to the City's Zoning Ordinance to carry out policies in the Land Use and Housing Elements of the 2011 General Plan pertaining to the implementation of the Average Unit-Size Density Incentive Program (AUD). The purpose of the meeting is for the Planning Commission to review and forward recommendations to the City Council concerning adding Chapter 28.20 to the Santa Barbara Municipal Code implementing the Average Unit-Size Density Incentive Program. Amendments to various sections of the Municipal Code are also proposed related to building heights, outdoor living space standards and encroachments in open yards.

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Statutes Sections 21083.3 and Guidelines Section 15183.

Case Planner: Irma Unzueta, Project Planner
Email: IUnzueta@SantaBarbaraCA.gov

Phone: (805) 564-5470, ext. 4562.

Irma Unzueta, Project Planner, gave the Staff presentation.

Chair Schwartz opened the public hearing at 1:22 P.M.

The following people commented on the AUD Program

1. Bonnie Freeman is supportive of the AUD Program and was curious as to how this plan would impact her single family home and the ability to add a unit to her property.
2. Trish Allen, Suzanne Elledge Planning and Permitting Services, was supportive of the program. Expressed concern that site-constrained properties could meet the program in unit sizes, but would not reach the lowest level of the density allowed for the medium high category of the program and could miss out on incentives.
3. Brian Nelson, Architect, wanted clarification on language that could impact his future developments. Submitted handouts showing his concerns with common outdoor living space and private outdoor living space restrictions as too restrictive.
4. Lisa Plowman, SB4All, submitted a letter, dated April 10, 2013, and suggested that residential projects in commercial zones have the same setbacks as mixed use, with the exception of ground floor residential units. Suggested similar requirement for both AUD mixed use and exclusively residential projects in commercial zones.

5. Detlev Peikert, SB4All, was also in support of the AUD Program and submitted suggested ordinance revisions related to setbacks, open space and building height findings.
6. Robert Burke would like the 45' limit to be the maximum, without exception.

With no one else wishing to speak, the public hearing was closed at 1:46 P.M.

Commissioner Lodge left the dais at 4:50 P.M. and returned at 4:53 P.M.

MOTION: Pujo/Lodge

Assigned Resolution No. 007-13

Support the AUD Ordinance and make the following recommendations to City Council

I. **HOUSING TYPES:**

- o Include Average Unit-Size Density Incentive Program definition
- o Clarify that under Employee Sponsored Housing, each residential unit shall include one person who works on the south coast region of Santa Barbara County.
- o Clarify language to include that each residential unit is a primary residence for occupants.
- o Clarify that inclusionary units are not required for employer sponsored housing projects.
- o Under section D. Employer Sponsored Housing, change language from “must” to “shall” record a written instrument against the real property.
- o Allow a mix of priority housing types within a project.
- o Change Limited-Equity Housing Cooperative to be affordable to households earning ‘up to’ 250% of the Area Medium Income” and specify that it is an entry only requirement.

II. **DEVELOPMENT STANDARDS:**

a. **Setbacks (Pages 12-14):**

- o Revise AUD Ordinance, section 28.20.070, to accommodate the proposals in the SB4All correspondence, dated April 10, 2013, and related to front setbacks.

b. **Outdoor Living Space (Pages 17 and 18):**

- o Revise AUD Ordinance to accommodate the proposals in the SB4All correspondence, dated April 10, 2013, and related to outdoor living space.

III. **BUILDING HEIGHTS AND FINDINGS:**

- o Under Building Heights, remove the language “as opposed to purely financial justification”.
- o Include and define the term “Livability” in the building Heights and Findings.
- o Include definition of “Distinctive”.
- o Under Livability, include a reference to the quality of materials and amenities and proximity to goods and services.

IV. REVIEW AND APPROVAL PROCESS:

- Under finding 3 for Community Benefit Projects, change the word “other” to “any” nearby designated historic resources.
- Suggested that Performance Measures be included in the Ordinance.
- Under Performance Measures, include definitions of turnover and vacancy rates.
- Provide periodic updates to Planning Commission.

This motion carried by the following vote:

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

With respect to requests for building height exceptions, Commissioners were split 3-3 on agreement for a required Super Majority vote. The Commission’s straw poll for the ability to appeal the decision to City Council was 4-2 to allow an appeal.

While most Commissioners agreed with the proposed AUD Ordinance, Commissioners Campanella and Bartlett felt that the inclusionary housing requirement should not be applied to the high density market rate housing allowed under AUD Ordinance due to increased unit cost and would be counted toward the 250 unit test. Stated that the average unit sizes allowed under the Medium-High density tier should be larger and suggested that the .65 net floor area per acre seemed reasonable.

IV. ADMINISTRATIVE AGENDA

ACTUAL TIME: 5:05 P.M.

D. Committee and Liaison Reports.

1. Staff Hearing Officer Liaison Report

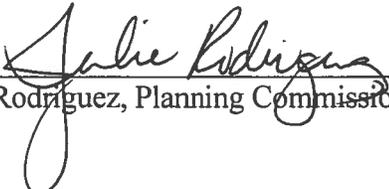
None was given.

2. Other Committee and Liaison Reports

- a. Commissioner Lodge reported on the Historic Landmarks Commission meeting of April 9, 2013.
- b. Commissioner Schwartz reported on the Downtown Parking Committee she attended earlier in the day.

V. ADJOURNMENT

Chair Schwartz adjourned the meeting at 5:08 P.M.
Submitted by,



Julie Rodriguez, Planning Commission Secretary