



City of Santa Barbara

Planning Division

PLANNING COMMISSION SPECIAL WORK SESSION MINUTES

SEPTEMBER 6, 2016

CALL TO ORDER:

Chair Campanella called the meeting to order at 8:41 A.M.

I. ROLL CALL

Chair John P. Campanella, Vice-Chair June Pujo, Commissioners Jay D. Higgins, Mike Jordan, Sheila Lodge, Deborah L. Schwartz, and Addison Thompson.

STAFF PRESENT:

Renee Brooke, AICP, City Planner
Beatriz Gularte, Senior Planner
N. Scott Vincent, Assistant City Attorney

II. PRELIMINARY MATTERS:

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

Chair Campanella opened the public hearing at 8:2 AM. and, with no one wishing to speak, closed the hearing.

III. RECOMMENDATION TO CITY COUNCIL:

ACTUAL TIME: 8:43 P.M.

AVERAGE UNIT DENSITY (AUD) INCENTIVE PROGRAM

The Planning Commission will discuss the Average Unit-Size Density (AUD) Incentive Program (Santa Barbara Municipal Code Chapter 28.20). The purpose of the meeting is to review the AUD Incentive Program policy objectives in the General Plan and Zoning Ordinance, consider whether the stated objectives are being met, and/or if minor ordinance amendments should be considered, and provide a recommendation to City Council.

The AUD Incentive Program carries out a key program directed by the 2011 General Plan. The Program facilitates the construction of smaller housing units by allowing increased density and development standard incentives in selected areas of the City. Housing types that provide housing opportunities to the City's workforce are encouraged and facilitated by the program.

Contact: Renee Brooke, AICP, City Planner
Email: RBrooke@SantaBarbaraCA.gov

Phone: (805) 564-5564

Renee Brooke, AICP, City Planner, gave the Staff presentation.

Chair Campanella opened the public hearing at 9:14 A.M.

The following people provided comments on the AUD program:

1. Lindsey Baker, League of Women Voters, submitted written comments. She was concerned with the City's water shortage and traffic.
2. Brian Cearnal, Architect, supports continuation of the AUD program. He suggested reducing the size of the units and review possible rent control for some units. The discretionary process is robust and should be trusted.
3. Anthony Grumbine, Historic Landmarks Commissioner (HLC), wanted to add 'open space' to some of the earlier issues that HLC has voiced. He provided an example for the Commission showing the compactness of the added density in El Pueblo Viejo. Judy Orias gave her speaking time to Mr. Grumbine.
4. Anna Gott, Allied Neighborhood Association, submitted written comments and questioned the allowance of AUD rental units as short term vacation rentals and the potential to convert to condominiums. She also stated that there is nothing in the conditions that require AUD rental unit to remain rental units for the life of the project. Survey questions are inconsistent. Saturnino Moreno and Sue Mellor gave their speaking time to Ms. Gott.
5. Lisa Plowman, Coastal Housing Coalition, stated that the AUD is producing much needed housing at a time when the median home price has reached \$1 million. The program is successful and may need tweaks, but will depend on data that is not yet available. Supports the HLC and ABR, agrees with adaptive management, and supports car sharing.
6. Naomi Greene, Eastside resident, urged the Planning Commission to go back to the drawing board with the AUD program and Plan Santa Barbara. She has not seen that the neighborhood needs are ever considered when approving these projects and they should be. Milpas Street could become a good walking corridor if consideration is given to scale, harmony, trees, benches, and shuttle transit. Natalia Govoni gave her speaking time to Ms. Greene.
7. Mickey Flacks commented on how this meeting concerns renters but is held at a time when most renters are at work. She agrees with Mr. Cearnal and called for rent stabilization or rent control as part of the approval process.

Ellen Bildsten, AIA, Coastal Housing Coalition, was unable to remain for the duration of the meeting, but submitted a speaker slip in support of the AUD goal.

With no one else wishing to speak, the public hearing was closed at 9:38 A.M.

PROJECT REVIEW PROCESS

Commissioner Schwartz was concerned with rushing a discussion on a number of proposed ordinance amendments and suggested the Chair take the temperature of the Commission on the largest sets of considerations.

MOTION: Pujo/Schwartz

Assigned Resolution No. 024-16

Recommend that City Council move forward on improvements to the Project Review Process, such as:

1. Increasing support to the Historic Landmarks Commission (HLC) and Architectural Board of Review (ABR) with staff reports, site visits, and analysis;
2. Additional consideration for historic resources; and
3. Preparing Multi-unit / Mixed-Use Guidelines.
4. Any recommendations for ABR or HLC guidelines that impact Policy and Land Use should be reviewed by the Planning Commission before going to City Council.

Commissioner Lodge would like to see the ability for the HLC and ABR to make more far-ranging decisions regarding density and parking on these projects. Commissioner Higgins concurred.

Commissioner Thompson stated that the HLC and ABR should have staff reports and site visits in advance, as is done for the Planning Commission, and be given more discretion in making approvals.

Commissioner Schwartz wanted to be clear in her support of the motion that the ordinance should include support for the boards, but not change the scope of authority in decision making. Commissioner Higgins concurred.

Commissioner Pujo said the first three items in the motion are tools currently missing from the ABR and HLC's review of projects for design and compatibility.

Commissioner Lodge would like to see the ability for the HLC and ABR to make decision, not just comments on these projects. Commissioner Higgins concurred.

Chair Campanella stated that understanding the goal of the developer and the project will provide a better understanding through the approval process and what constraints they are operating under. Multi -Unit and Multi-Use Guidelines will have an effect on land use and should be balanced. He asked the motion makers for consideration in including that when subcommittees come up with their proposals, that the Planning Commission have the opportunity to review any recommendations that impact Policy and Land Use.

The makers of the motion amended the motion to include Chair Campanella's request.

Brian Cearnal, Architect, commented that Multi-Unit and Multi-use Guidelines are a major planning effort and it is unrealistic to think that they could be developed quickly. He

suggested bringing a consortium of architects and others together to discuss the items that need more teeth.

This motion carried by the following vote:

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

ADAPTIVE MANAGEMENT PROGRAM REPORT

Commissioners Thompson and Jordan said use of the word ‘impacts’ carried a negative connotation and suggested the word ‘differences’ be used.

MOTION: Thompson/Schwartz

Recommend to Staff that the Adaptive Management Program Report include evaluating differences in projects proposed in commercial zones vs. residential zones, with recognition given to designated neighborhood areas.

Commissioner Pujo asked the motion makers to include recognition be given to designated neighborhood areas.

The motion makers agreed to include Commissioner Pujo’s request.

This motion carried by the following vote:

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

MOTION: Schwartz/Higgins

Recommend that the Planning Commission Housing Subcommittee put together a list to bring back to the Planning Commission on what “on the ground” conditions for AUD projects might be monitored and evaluated.

Commissioner Pujo hoped that flexibility includes not just on ground conditions of the lot being developed, but also a comparison of adjacent lots.

Chair Campanella thought that this request could be addressed at the Subcommittee level.

This motion carried by the following vote:

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

MOTION: Campanella/Schwartz

Assigned Resolution No. 024-16

Recommend that City Council form a Task Force to facilitate employer-sponsored housing and limited equity housing cooperatives under the AUD program, as well as affordable housing.

This motion carried by the following vote:

Ayes: 5 Noes: 2 (Pujo, Lodge) Abstain: 0 Absent: 0

Commissioner Lodge asked when we would stop accepting AUD project applications. If we continue to keep developing we do not have the benefit of seeing the effects of the projects developed.

Commissioner Schwartz left the dais at 10:57 A.M. and did not return to the dais.

MOTION: Jordan/Lodge

Continue discussion of potential AUD ordinance amendments.

Commissioners Lodge and Jordan had interest in discussing the topic of potential Ordinance Amendments, which required more time for discussion.

This motion carried by the following vote:

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

IV. ADJOURNMENT

Chair Campanella adjourned the meeting at 11:19 A.M.

Reviewed via video and submitted by,



Julie Rodriguez, Planning Commission Secretary

