



City of Santa Barbara

Planning Division

PLANNING COMMISSION MINUTES

April 17, 2014

CALL TO ORDER:

Chair Schwartz called the meeting to order at 1:09 P.M.

I. ROLL CALL

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

Absent: Commissioner Lodge

STAFF PRESENT:

Bettie Weiss, City Planner
Danny Kato, Senior Planner
Rob Dayton, Principal Transportation Planner
Bea Gularte, Project Planner
N. Scott Vincent, Assistant City Attorney
Julie Rodriguez, Planning Commission Secretary

II. PRELIMINARY MATTERS:

A. Action on the review of the following Draft Minutes and Resolutions:

1. Draft Minutes of April 3, 2014
2. Resolution 008-14
3714 – 3744 State Street

MOTION: Thompson/Pujo

Approve the minutes and resolutions as corrected.

This motion carried by the following vote:

Ayes: 6 Noes: 0 Abstain: As noted. Absent: 1 (Lodge)

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

None.

C. Announcements and appeals.

Mr. Kato made the following announcements:

1. No appeal was filed for 3714 State Street
2. No appeal was filed for 3744 State Street

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

Chair Schwartz opened the public hearing at 1:15 P.M.

Ethan Shenkman provided public comments and considerations regarding the Transit Occupancy Tax initiative.

With no one else wishing to speak, the hearing was closed at 1:18 P.M.

III. DISCUSSION ITEM

ACTUAL TIME: 1:18 P.M.

NEW ZONING ORDINANCE (NZO)

Staff gave an overview of the draft Scope of Work for the Request for Proposal (RFP) that will be used to hire a consultant to assist with the development of the New Zoning Ordinance (NZO) effort. Staff requests that the Planning Commission provide input as to the adequacy of the draft Scope of Work and whether any other zoning standards or processes should be included.

The New Zoning Ordinance project will update the Zoning Ordinance, which is contained in Title 28 of the City's Municipal Code. The Zoning Ordinance establishes the zone classifications, permitted uses in the various zones, development standards and regulations, and the development review process for individual lots throughout the City. The zoning regulations affect land use, design, lot size, building heights, density, setbacks, yards, parking, landscaping, fencing and other aspects of property use.

The specific details and recommended direction of zoning standards will be vetted through a public process over the next two years, and additional amendments could be identified through the public process.

Case Planner: Beatriz Gularte, Project Planner

Email: Bgularte@SantaBarbaraCA.gov

Phone: (805) 564-5470, ext. 4556

Beatriz Gularte, Project Planner, gave the Staff presentation.

Chair Schwartz opened the public hearing at 1:39 P.M., and with no one wishing to speak, the public hearing was closed.

Commissioner's Comments:

All Commissioners were supportive of the list included in the Staff Report (Exhibit A) outlining the types of standards and processes to include in the scope of work and that could be amended as part of the NZO effort.

Commissioner Campanella:

- Suggested highlighting more about the General Plan and the basis of sustainability, such as environmental, our resources, social, as well as economic. It would be good to have available throughout the process so that everyone understands the goal we want to have implemented.
- Encouraged adaptive reuse in place. Sustainable neighborhood planning.
- Agreed with scope of work that is included and what is excluded.
- Would like incentive programs that are not being reviewed at this time to be kept in mind and utilized as intended with the zoning changes made.
- Appreciated that the policies and implementation actions contained in the General Plan are delineated for the public to see and serve as a reminder of where we want to be.

Commissioner Jordan:

- Include development groups and property managers in the process. They would have economic development input.
- Include prior and current Planning Commissioners and Board Members in the process.
- When reaching out to public groups, set up an outreach environment where people can be candid in expressing their comments.
- Encourages making the administrative process more casual and less onerous, along with the appeal process as well.
- Increase technology tools to include something like hyperlinks within the document that links to explanations, examples and graphics when looking at the zoning ordinance online.
- Referenced multigenerational facilities and services in a single building as related to secondary dwelling units, in particular suggesting specifically looking at more than one food prep area for separate dwellings to address multigenerational families.
- When looking at encroachments and building setbacks, encourages looking for ways to better handle residential water storage for reuse and home agriculture.

Commissioner Pujo:

- Suggested screening for sustainability practices. Look where there might be opportunities to make small changes such as in energy conservation, water conservation, on site food production, etc.
- Include a definition of 'habitable space'. Many ideas are out there, but no consistency.
- When definitions are reviewed, suggested looking at other ordinance or documents that have similar definition to ensure that they are compatible and consistent.
- Look at how we handle basements, entrances/exits, ventilation, and underground parking.
- This is a perfect opportunity to go 'virtual' with the information produced. Would like the consultant to have strong capabilities and knowledge on compatible programs and web capabilities. Presently the website has too much information to download. Make it easier for the public to search and find.
- Agrees with Commissioner Jordan on streamlining the ordinance and not bulking it up too much. The more you put in the ordinance, the more outdated it becomes. Does not believe that graphics have a place in the ordinance, more suited for user manual or hand-out.
- Suggested setting aside some of the budget to look at the ordinance annually in the future instead of having to wait another generation to comprehensively amend it.

Commissioner Bartlett:

- The main priority is to eliminate and reduce the majority of the non-conforming situations that have been created by the evolution of zoning and density. The properties have not changed, only the rules around them.
- Eliminate redundancies, or where things are not in alignment.
- Eliminate carry over ordinances from the 1920's and 30's, such as the street-widening ordinance at State Street and De la Vina.
- Make the ordinance concise and cohesive. This could even help simplify the ZIR issues.

Commissioner Schwartz:

- Set strict timeline with sequencing issues so that as the committee moves forward, you can whittle down the issues and set aside. Recalled that with the General Plan, as Boards and Commissions changed, many issues kept being revisited. The issues should not continue to be brought back for more discussion.

- If there is a nexus with the 22 excluded items from the scope then consider tackling a subset within the next 2-3 years.
- Connect the General Plan principles, goals and policies with the kinds of findings that the Commission has to make in approving projects. For example modern day land use decisions that support sustainability may mean in certain circumstances that the character in a neighborhood may be different. We may need to look differently at character and compatibility as our society and city evolves.
- Strongly urged looking into civic engagement platforms to improve public involvement.

Danny Kato, Senior Planner, thanked the Commission for its encouragement and comments and stated that secondary dwelling units will not be a part of the NZO scoping process because during the General Plan Process, City Council made it clear that secondary dwelling units needed to be done on a neighborhood by neighborhood basis. That is too large a project for what is being undertaken or budgeted.

Mr. Kato also clarified that the NZO budget does not include civic engagement software. In July, Staff will be working on the process of replacing the permit tracking software, and most new software have more robust civic engagement functionality.

The street widening setback lines ordinance is a larger issue and will also not be a part of the NZO process. Also, project findings will be reviewed, but the definition of compatibility might not be included.

The Commission was appreciative of Staff's work. Staff agreed to Commissioner Campanella's request for a copy of all questions asked and comments made to be given to the NZO subcommittee. Commissioner Jordan added a request for the Commission to be informed of upcoming NZO subcommittee and focus group outreach meetings

IV. ADMINISTRATIVE AGENDA

ACTUAL TIME: 2:34 P.M.

- A. Committee and Liaison Reports.
 - 1. Staff Hearing Officer Liaison Report

Commissioner Jordan reported on the Staff Hearing Officer meeting held on April 16, 2014.

2. Other Committee and Liaison Reports

- a. Commissioners Bartlett and Campanella reported on the Architectural Board of Review meeting of April 14, 2014.
- b. Commissioner Schwartz reported on the Water Commission meeting of April 14, 2014.

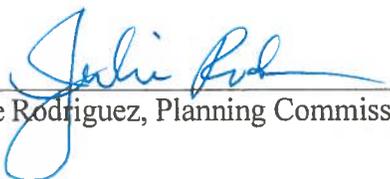
3. Report from the Chair

None given.

V. **ADJOURNMENT**

Chair Schwartz adjourned the meeting at 2:43 P.M.

Submitted by,



Julie Rodriguez, Planning Commission Secretary