CALL TO ORDER

Chair Higgins called the meeting to order at 1:03 p.m.

I. ROLL CALL

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

STAFF PRESENT

Beatriz Gularte, Senior Planner  
Sarah Knecht, Assistant City Attorney  
Dan Gullett, Supervising Transportation Planner  
Megan Arciniega, Associate Planner  
Julie Rodriguez, Planning Commission Secretary

II. PRELIMINARY MATTERS

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

   No requests.

B. Announcements and appeals.

   No announcements.

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

   1. March 2, 2017
MOTION: Thompson/Jordan
Approve the minutes as presented.

This motion carried by the following vote:
Ayes: 7  Noes: 0  Abstain: 0  Absent: 0

D. Comments from members of the public pertaining to items not on this agenda. Due to
time constraints, each person is limited to two minutes.

No public comment.

III. CONCEPT REVIEW

ACTUAL TIME: 1:05 P.M.

APPLICATION OF LISA PLOWMAN, RRM DESIGN, AGENT FOR OLD DAIRY PARTNERS LLC, 835 EAST CANON PERDIDO, APNS 029-312-006, -007 AND -008, C-2 ZONE, GENERAL PLAN DESIGNATION: COMMERCIAL/HIGH DENSITY RESIDENTIAL/PRIORITY HOUSING OVERLAY 37-63 DU (MST2016-00531)

Conceptual review of a proposal to construct a three-story, 50-unit multi-family residential development using the Average Unit Density Incentive Program (AUD). The proposal includes a voluntary lot merger of three lots totaling 34,780 square feet, and the demolition of approximately 19,000 square feet of one- and two-story commercial and industrial buildings. The proposed unit mix includes 26 two-bedroom units and 24 studio units with an average unit size of 621 square feet. The proposed density would be 63 dwelling units per acre. There would be 51 covered parking spaces and 50 covered bicycle spaces. Also proposed is a 1,842 square foot rooftop deck, photovoltaic panels, and a trash enclosure. Proposed building height would be 38 feet. Grading is yet to be determined.

This project requires Planning Commission Conceptual Review because the lot size is more than 15,000 square feet and the project is being proposed under the AUD Incentive Program Priority Housing Overlay. The purpose of this hearing is for Planning Commission and the public to review the proposed project design and for the Planning Commission to provide the applicant, staff, and the Architectural Board of Review (ABR) with comments on the proposed improvements, design, and General Plan consistency (SBMC §28.20.080).

The opinions of the Planning Commission may change or there may be ordinance or policy changes that could affect the project that would result in requests for project design changes. No formal action on the development proposal will be taken at the concept review, nor will any determination be made regarding environmental review of the proposed project.

Contact: Megan Arciniega, Associate Planner
Email: M Arciniega @SantaBarbaraCA.gov Phone: (805) 564-5470, ext. 7587

Megan Arciniega, Associate Planner gave the Staff presentation. Dan Guillet, Supervising Transportation Planner, was available to answer questions.
Lisa Plowman and Detty Peikert, RRM Design Group, gave the Applicant presentation. John Blair and Andrew Fuller, Old Dairy Partners, LLC., were available to answer any questions.

Public comment opened at 2:34 p.m.

The following people spoke in opposition or with concerns:
1. Ann Hefferman, eastside resident, was concerned with AUD projects on the east side of Canon Perdido. The proposed 50 units and 51 parking spaces are insufficient as most residents will have more than one car. She is concerned with traffic impacts. The scale still crowds space and she would like to see story poles. The potential for workforce housing conversion to short term rentals exists. Views need to be protected. Will the two cows still be able to see each other?
2. Kristine Newhauser, eastside resident, commented that the project is too large and out of scale with the neighborhood. It would be preferred if the massing were stepped back to the existing two-story element. It is a thoroughfare and is public and needs to be protected. She took pictures of all streets after hours and they show that there is no available parking at night.
3. Kellam de Forest, submitted written comments and stated that the project does not fit the neighborhood.
4. Natasha Todorovic, Citizens for Livable Neighborhoods, (World Future Society) teaches for the World Future Society and states that she is qualified to talk about strategic futures. The project is too high and out of scale or character with the neighborhood. The intensification on the neighborhood is too much.
5. Janet Reinick, adjacent neighbor, spoke on behalf of all adjacent neighbors present. They think the project is out of scale with the neighborhood. Parking is impossible. Entering and exiting from the project onto traffic on Canon Perdido sounds dangerous on the highly travelled street.

Public comment closed at 2:50 p.m.

Written comment letters were received by Pamela Boehr; Scott Wen, Cars Are Basic; Kellam de Forest; Natalia Govoni; and Robert Williams.

* THE COMMISSION RECESSED FROM 3:19 P.M TO 3:33 P.M. *

Commissioner comments on consistency with the goals/policies of the General Plan:

MOTION: Lodge/Schwartz
The project is consistent with the goals/policies of the General Plan.

This motion carried by the following vote:
Ayes: 7  Noes: 0  Abstain: 0  Absent: 0

Commissioner comments on the appropriateness of the size, bulk and scale:

MOTION: Lodge
The project is inappropriate in the size, bulk and scale.
Commissioner Lodge said that the project is too large for Santa Barbara. It could be better if it came down another 2 feet on the garage and another 2 feet on the plate heights. She would like the Applicant to make sure that the McConnell's cow is able to see the calf.

Motion failed for lack of second.

**MOTION: Campanella/Jordan**
The project is appropriate in the size, bulk and scale. Study the parking height to see if it remains at 14' or can be reduced to 12'.

This motion carried by the following vote:
Ayes: 6  Noes: 1 (Lodge)  Abstain: 0  Absent: 0

Commissioner comments on the appropriateness of the open space:

**MOTION: Jordan/Wiscomb**
The open space exceeds the requirements for the project and is appropriate.

This motion carried by the following vote:
Ayes: 6  Noes: 1 (Lodge)  Abstain: 0  Absent: 0

Commissioner comments on parking stackers versus lowered height:

**MOTION: Jordan**
Reduce parking height by two feet with no increase over the 20% of compact car spaces and none of the 51 spaces are eroded or taken away other than for resident parking and not given to a car share program.

The motion failed for lack of a second.

**MOTION: Thompson/Lodge**
Eliminate the concept of stacker parking and lower the building height.

Some Commissioners did not want to limit the Applicant's parking options.

This motion carried by the following vote and was reconfirmed by voice:
Ayes: 4  Noes: 3 (Campanella, Higgins, Schwartz)  Abstain: 0  Absent: 0

**Commissioner Additional Comments:**
1. Commissioner Wiscomb would like the applicant to work with the Street Tree Advisory Committee to assure a street tree and pedestrian friendly experience with shade and nice landscape. The Urban Forest Department can also weigh in on where the trees can be placed. Staff said that comment will be forwarded to the Architectural ABR, and staff will work with the Parks Division to get input as necessary.

2. Commissioner Jordan acknowledged the clarity of Ms. Arciniega’s Staff Report. He congratulated the design team for a really good project. There are no 3-bedroom apartments. There is new on street parking and minimal impact on views. It is seven feet
lower than what would be allowed there. There may be less outdoor living space than
the first design, but still significantly more than is required. He likes the interior bike space
and parking. He is uncomfortable with the 2-bedroom setup, with one bedroom on each
side divided by living space, that encourages two people that might have two cars. The
area that has no density for living space and no density for traffic and the project plops it
there as a new entity. The area may not be ready for the impact, if any. He does not like
that you cannot drive through the parking lot and exit on other side. Someone has to
back all the way out if there is not parking space available. Overall, the project is better
than what he has seen from others and he thinks it is a nice looking project.

3. Commissioner Wiscomb agrees with many of Commissioner Jordan’s comments. She
also agrees with Commissioner Thompson that we are looking at this project under a
program that may get changed. Under the program now, it is a good project. She loves
the zoning consistency analysis. She appreciates the work that the design team has
done, especially in keeping the project three stories and working with the neighbors. She
appreciates the more generous setbacks that will allow for better landscaping between
the single family residences. The mass will become softer with the appropriate amount
of landscaping. She appreciates that covered parking spaces were used, even thought
it was not required. She is worried about the parking, but it meets the requirements, and
we will gain seven parking spaces on the street. Great job!

4. Commissioner Lodge likes the location and that the project is all residential and will benefit
the jobs/housing balance. She was disappointed that the project is not affordable by
design. With the loss of 20 employees, there will be more street parking available.
Overall, this is one of the better AUD projects.

5. Commissioner Campanella stated that these three parcels were identified in the Housing
Element as opportunity sites to be redeveloped. He appreciates keeping with the AUD
ordinance and that no modifications were requested. The ABR really vets these projects.
Developers are utilizing the process and it is working. No commercial was included and
it is all residential. This property cannot become a hotel or vacation rental and that should
ease neighborhood fears. Whatever replaces this building will be better and more energy
efficient. He would like to be notified when the Planning Commission’s comments go to
ABR.

6. Commissioner Schwartz commented that the pallet of the color is too white and can be
softened to look less stark and muted. The original design is perfect for the Funk Zone
and she encourages the architect to hold onto those plans for a future Funk Zone project.
She would love to see partnerships with the City to incorporate as many aspects of
sustainability as possible. She encourages the community to become familiar with the
residential permit parking program. She would like to see the City utilize car share and
asked that the Transportation Department bring the car share program to the Planning
Commission at the earliest opportunity.

7. Commissioner Wiscomb would like to see ABR include a permeable paver system.

8. Commissioner Higgins commented that the AUD is not meeting affordability goals and
this project is. The location is great. It is unfortunate we will lose jobs, but it is a tradeoff.
He is not yet convinced that parking demand will be less than one per unit. The unit mix
of 50 units is hard to characterize. The units will be small. You could go down to 38 units
and end up with a surplus of parking spaces. He recommended looking into solar options.
When the project is submitted, it would be helpful to put into context variable density. He also suggested submitting a right of way study with available street parking that includes how many parking spaces are available nearby at various times of day.

9. Commissioner Campanella stated that the Housing Task Force will cover these issues and invited the public to attend task force meetings.

IV. ADMINISTRATIVE AGENDA

ACTUAL TIME: 5:08 P.M.

A. Committee and Liaison Reports

1. Staff Hearing Officer Liaison Report
   a. Commissioner Jordan reported on the Staff Hearing Officer meeting of March 15, 2017.

2. Other Committee and Liaison Reports
   a. Commissioner Lodge reported on the HLC meeting of March 8, 2017.
   b. Commissioner Campanella reported on the ABR meeting of March 13, 2017.
   c. Ms. Knecht confirmed that tenant protection measures will be discussed at City Council on March 21, 2017

V. ADJOURNMENT

Chair Higgins adjourned the meeting at 5:12 p.m.

Submitted by,

[Signature]

Julie Rodriguez, Planning Commission Secretary