



City of Santa Barbara
PLANNING COMMISSION
MINUTES
SEPTEMBER 6, 2018

1:00 P.M.
City Hall, Council Chambers
735 Anacapa Street
SantaBarbaraCA.gov

COMMISSION MEMBERS:

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

STAFF:

N. Scott Vincent, Assistant City Attorney
Beatriz Gularte, Senior Planner
Krystal M. Vaughn, Senior Commission Secretary

CALL TO ORDER

Chair Wiscomb called the meeting to order at 1:02 p.m.

I. ROLL CALL

Chair Lesley Wiscomb, Vice Chair Sheila Lodge (present at 1:13 p.m.), Commissioners John P. Campanella, Jay D. Higgins (until 5:06 p.m.), Mike Jordan, Deborah L. Schwartz, and Addison Thompson (until 1:48 p.m.)

Absent: None

STAFF PRESENT

N. Scott Vincent, Assistant City Attorney
Tava Ostrenger, Assistant City Attorney
Sara Knecht, Assistant City Attorney
Beatriz Gularte, Senior Planner
Dan Gullett, Supervising Transportation Planner
Allison De Busk, Project Planner
David Rowell, Project Planner
Nicole Hernandez, Urban Historian
Kathleen Goo, Commission Secretary

II. PRELIMINARY MATTERS

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

No requests.

B. Announcements and appeals:

Ms. Gularte announced the regular September 20th Planning Commission meeting has been cancelled.

Commissioner Thompson later stated he would be recusing himself from Item IV, 226-232 E. Anapamu Street.

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

1. July 19, 2018 Minutes
2. PC Resolution No. 019-18
2111 Edgewater Way

MOTION: Jordan/Thompson

Approve the minutes and resolutions as shown.

The motion carried by the following vote:

Ayes: 5 Noes: 0 Abstain: 1 (Higgins) Absent: 1 (Lodge)

Commissioner Higgins abstained from the approval of the minutes and resolution.

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

Mickey Flacks addressed the Commission regarding proposed “tweaks” or changes to the AUD Ordinance.

III. NEW ITEM

ACTUAL TIME: 1:09 P.M.

APPLICATION OF TONY TOMASELLO, RRM DESIGN GROUP, AGENT FOR WESTMONT COLLEGE (MST2018-00139) FOR A PROPOSED SPECIFIC PLAN AMENDMENT TO CHANGE THE AFFORDABILITY REQUIREMENTS OF THE WESTMONT COLLEGE SPECIFIC PLAN (SP5-WC)

The applicant is proposing to amend the Westmont College Specific Plan (SP5-WC), specifically Section 30.110.040.B of the Santa Barbara Municipal Code, to eliminate the requirement for all units to be affordable to moderate income households, and to replace it with affordability restrictions as outlined in a new Westmont Affordable Housing Program.

In summary, the proposed Westmont Affordable Housing Program (“Program”) would include the 41 existing single-family residences in SP5-WC (Las Barrancas) located at 802-1141 Westmont Road and the 13 approved condominium units (Tejado Grove) currently under construction at the corner of W. Los Olivos and Oak Park Lane. All 54 units would be included in the Program and affordability would be as follows:

- A minimum of 21 moderate income units located at Las Barrancas.

- A minimum of 2 middle income three bedroom units located at Tejado Grove.
- 31 moderate, middle, upper middle income or price restricted units (with a maximum of 6 price restricted units).

The Specific Plan Amendment was initiated by the Planning Commission on May 3, 2018. The purpose of this meeting is to present the proposed Specific Plan Amendment, hold a public hearing, and request that the Planning Commission make a recommendation to City Council for its adoption. The discretionary application required for this project is a Specific Plan Amendment (SBMC § 30.265.090).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15305, Minor Alterations in Land Use Limitations.

Allison De Busk, Project Planner, gave the Staff presentation and was joined by David Rowell, Project Planner.

Tony Tomasello, RRM Design Group, gave the Applicant presentation. Doug Jones, Jenna Harris, Westmont College, and Gram Lyons, Attorney representing Westmont College, were available to answer questions.

Public comment opened at 1:40 p.m.

Terra Taylor explained that she is a Mortgage Banker by trade and explained that there are many lenders in the community that will pre-approve applicants and provide a letter of credit that is contingent on a specific property, and thinks this may speed up the lottery process for City Staff.

Public comment closed at 1:41 p.m.

MOTION: Jordan/Thompson

Assigned Resolution No. 020-18

Recommend approval of the Specific Plan Amendment to the City Council making the findings as outlined in the staff report dated August 30, 2018.

The motion carried by the following vote:

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

IV. CONTINUED ITEM CONTINUED FROM JULY 19, 2018

ACTUAL TIME: 1:48 P.M.

APPLICATION OF MELISA TURNER, DESIGNARC, AGENT FOR BARRANCA ENTERPRISES, INC. AND MLG LEASING, INC.; 226-232 E. ANAPAMU ST., 1117 & 1121 GARDEN ST., AND 223 E. FIGUEROA ST. UNITS G & H; APN 029-162-006, -007, -008, -009, -010, -012, -020, -021; O-R (OFFICE RESTRICTED) ZONE, GENERAL PLAN DESIGNATION: OFFICE – HIGH DENSITY RESIDENTIAL / PRIORITY HOUSING OVERLAY (MST2017-00092)

This Conceptual Review is a continuation of the July 19, 2018 Planning Commission hearing on this project.

The proposed project involves the construction of a 63,982 square foot mixed-use development with 52 residential units and 6,084 square feet of nonresidential floor area. The project is proposed under the Average Unit-Size Density (AUD) Incentive Program on eight parcels known as 226-232 E. Anapamu Street, 1117 & 1121 Garden Street and 223 E. Figueroa Street, Units G & H. The project includes a voluntary lot merger to create a 35,958 square foot lot.

The proposal includes demolishing all existing buildings and improvements, except two Queen Anne Free Classic style homes located at 228 and 230 E. Anapamu Street that were constructed in 1905 and are eligible to be designated as Structures of Merit. These two structures are proposed to be relocated to Garden Street and incorporated into the project.

The project proposes to construct a 63,982 square foot mixed-use development that includes 41,384 square feet of residential area, 6,084 square feet of commercial area, 11,545 square feet of parking garage and 3,653 square feet of circulation area. Seventy-two parking spaces would be provided in an underground parking garage with access from Garden Street. Of these 72 spaces, 12 spaces would be allocated to the commercial development and 54 spaces would be allocated to the residential development, with 6 surplus spaces provided. The majority of the parking spaces would be provided in parking lifts ("stacked parking").

The residential development includes 52 residential units with an average unit size of 752 square feet and a unit mix of 15 studio, 9 one-bedroom, 24 two-bedroom and 4 three-bedroom units.

The eight parcels have a zoning classification of O-R (Office Restricted) and General Plan Land Use designation of Office/ High Residential (28-36 du/ac)/ Priority Housing Overlay (37-63 du/ac). The proposed density on the lots would be 63 dwelling units per acre.

The project will require approval of a Development Plan by the Historic Landmarks Commission for the construction of 2,999 square feet of net new nonresidential floor area.

This project requires Planning Commission Conceptual Review because the combined 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 provide the applicant, staff, and the Historic Landmarks Commission (HLC) with comments on the proposed improvements, design, and General Plan consistency (SBMC §30.150.060.E).

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.**

RECUSALS: To avoid any actual or perceived conflict of interest, Commissioner Thompson recused himself from hearing this item.

Allison De Busk, Project Planner, gave the Staff presentation. Nicole Hernandez, Urban Historian; and Dan Gullett, Supervising Transportation Planner, were available to answer questions.

Greg Reitz, Applicant, gave the Applicant presentation, along with Mark Kirkhart, Architect, DesignARC.

Mr. Vincent clarified the difference between priority housing and community benefit housing.

Public comment opened at 2:33 p.m.

The following people spoke in opposition or with concerns:

1. Jose Arturo Gallegos spoke of concerns regarding size and bulk, compatibility with the neighborhood, and discussed parking, safety, traffic, and affordability issues. Natalia Govoni ceded her time to Mr. Gallegos.
2. Mickey Flacks spoke of concerns regarding affordability and neighborhood compatibility, noting that compatibility for land use is different than compatibility related to architectural style.
3. Lorien Davy spoke of concerns regarding stacked parking and depending on electricity since in the past the city has experienced rolling brown and blackouts. She suggested including a larger parking garage with extra parking spaces that could be rented out to other entities and also noted the density versus sprawl conundrum.
4. Anna Marie Gott spoke in opposition of the use of parking lifts for the commercial portion of the project; noted the lack of process in reviewing lot mergers and resulting Gerry-mandered property boundary; noted concerns with the lack of affordable housing; and the lack of neighborhood compatibility of the proposed project, especially when it comes to size, bulk, and scale. Bonnie Donovan and Mr. Estrada ceded their time to Ms. Gott.
5. David Walker spoke in opposition of the destruction of any houses in the bungalow motor court off Figueroa Street, and presented concerns regarding the lack of easements through the motor court and the negative impact the project will have to that existing mini-neighborhood.
6. Correspondence received in opposition was acknowledged from Paulina Conn, Lorien Davy (2), Linda Bentsen, Anonymous, Steve Hogerman, and Tomas A. Castelo.

Public comment closed at 2:50 p.m.

MAJORITY VOTES:

1. The project is consistent with Goals and/or Policies of the General Plan.

Ayes: 4 Noes: 2 (Jordan, Lodge) Abstain: 0 Absent: 1 (Thompson)

Commissioner comments:

Commissioner Jordan:

- No evidence has been presented that show the project meets the goals of the AUD program in terms of providing housing for the local workforce.
- The project does not meet the parking guidelines, which is one parking space per unit, because parking lifts limit vehicle size. A parking stacker is not equivalent to a parking space because a standard parking space, outside, has a length, width, and unlimited height were a stacker does not.

Commissioner Lodge:

- The proposed location is appropriate and seems to provide the correct mix of units.
- The property is not providing affordable housing for the City's workforce.

- The proposed size, bulk, and scale is not compatible with the surrounding historic resources.

Commissioner Campanella:

- The ability to place parking underground reduces the project by one story.
- The parking is not visible.
- Having two stories around the perimeter and pushing the third story away from the sidewalk helps the building blend in.
- Project is consistent with the General Plan, unless the Phase II Historic Resources Report shows otherwise.
- "Workforce" is broadly defined.

Commissioner Schwartz:

- The location is appropriate and ideal for this type of project.
- Rental housing is a priority; however, this provides a good balance of commercial and residential because there is existing commercial development on the site.
- Consider stripping the project of amenities so as to not drive up the rental prices.
- In continuing to work on the design of the project with the HLC, the project is on the path to developing a respectful, beautiful, compatible, mixed- use project.

Chair Wiscomb:

- Prefers less commercial development, but ultimately it is the developer's decision to find the right mix.
- Having the development broken up into five separate building is appropriate.
- The project is located conveniently close to public transit locations; hopefully encouraging the needs for no more than one vehicle per unit.
- Tough to determine if it is consistent with the Historic Resources Element without having the Phase II Report, but it seems acceptable.

2. The project has an appropriate size, mass, bulk, scale, and height for the location and neighborhood.

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

Commissioner comments:

Commissioner Jordan:

- The volume of the property is appropriate.
- The way the building is broken up and the paseos between the buildings are desirable.
- The south end of the building, behind the Figueroa Street cottages, should remain at two stories instead of raising to three.

Commissioner Lodge:

- Although breaking up the property into multiple buildings and styles is appreciated, the overall mass of the building should still be studied and reduced if possible.

Commissioner Campanella:

- The relocation of the two Queen Anne cottages will screen the development from Garden Street.

Commissioner Schwartz:

- Study the pop-up fourth story on the Anapamu facing structure, that allows for roof access and consider its removal if it is only to provide a rooftop amenity and has no other functionality or purpose.
- The project is on its way to being a tastefully designed, properly scaled, appropriately sized development, although it is not there yet.

Chair Wiscomb:

- Breaking up the buildings into five separate buildings is great.
- Moving the bungalows to the Garden Street side is fantastic.
- The spine of the project works well.
- The height of the project is ok.

3. Parking machines are appropriate for the commercial use.

Ayes: 2 Noes: 4 (Higgins, Jordan, Lodge, Wiscomb) Abstain: 0 Absent: 1 (Thompson)

4. A form of back-up power supply should be provided for the parking machines.

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

MOTION: Jordan/Lodge

Incorporate the following comments that were made with regard to landscaping, street trees, and grates and recommend further study of those elements to the Historic Landmarks Commission.

1. The sidewalks facing the project should be as wide as possible.
2. The street trees should have tree grates to expand the walking area of the sidewalk.
3. Pedestrians from the street should be able to look into the project and see green.
4. The landscape needs more work so that the pedestrian experience is top notch.
5. The courtyard and open space should be as attractive as possible, and should include low and tall plants as well as shade trees.

The motion carried by the following vote:

Ayes: 5 Noes: 0 Abstain: 0 Absent: 2 (Thompson and Higgins)

V. ADMINISTRATIVE AGENDA

ACTUAL TIME: 5:19 P.M.

A. Committee and Liaison Reports:

1. Staff Hearing Officer Liaison Report
No report.
2. Other Committee and Liaison Reports

- a. Commissioner Schwartz reported on the San Ysidro and Olive Mill Roundabout Project Open House of August 29, 2018.
- b. Commissioner Lodge reported on the Historic Landmarks Commission meeting of July 11, 2018.
- d. Commissioner Wiscomb reported on the Sea Level Rise Adaptation Subcommittee meeting of August 1 and August 8, 2018.
- e. Commissioner Wiscomb reported on the Downtown Parking Committee meeting of August 9, 2018.
- f. Commissioner Wiscomb reported on the Parks & Recreation Committee meeting of August 22, 2018.

VI. ADJOURNMENT

Chair Wiscomb adjourned the meeting at 5:26 p.m.

Submitted by,

Kathleen Goo, Commission Secretary

DRAFT