



City of Santa Barbara
PLANNING COMMISSION
MINUTES
OCTOBER 18, 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
 Allison DeBusk, Senior Planner
 Krystal M. Vaughn, Senior Commission Secretary

CALL TO ORDER

Vice Chair Lodge called the meeting to order at 12:58 p.m.

I. ROLL CALL

Vice Chair Sheila Lodge, Commissioners John P. Campanella, Mike Jordan, Jay Higgins (at 1:14 p.m.), Deborah L. Schwartz, and Addison Thompson

Absent: Chair Lesley Wiscomb

STAFF PRESENT

N. Scott Vincent, Assistant City Attorney
 Renee Brooke, City Planner
 Daniel Gullett, Principal Planner
 Allison De Busk, Senior Planner
 Rosie Dyste, Project Planner
 Jessica Metzger, Project Planner
 Timmy Bolton, Associate Planner
 Krystal M. Vaughn, Senior Commission Secretary

II. PRELIMINARY MATTERS

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

No requests.

B. Announcements and appeals:

Ms. De Busk announced that the project at 104 Jorgensen Lane, previously approved by the Planning Commission on October 4, 2018, has been appealed to City Council; no appeal hearing date has been announced.

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

1. October 4, 2018 Minutes
2. PC Resolution No. 022-18
104 Jorgensen Lane

MOTION: Schwartz/Jordan

Continue the review of the October 4, 2018 minutes and resolutions to the Planning Commission meeting of November 1, 2018.

The motion carried by the following vote:

Ayes: 5 Noes: 0 Abstain: 0 Absent: 2 (Wiscomb, Higgins)

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

No public comment.

III. DISCUSSION ITEM

ACTUAL TIME: 1:02 P.M.

2018 GENERAL PLAN IMPLEMENTATION AND ADAPTIVE MANAGEMENT PROGRAM REPORT

Staff will present the 2018 General Plan Implementation and Adaptive Management Program Report in advance of the October 25, 2018 Joint City Council and Planning Commission Work Session.

The purpose of the Report is to ensure that the General Plan is being implemented effectively and progressing towards achievement of its vision, and to provide an opportunity through adaptive management for timely policy and implementation action adjustments.

Rosie Dyste, Project Planner, and Timmy Bolton, Associate Planner, gave the staff presentation. Renee Brooke, City Planner, and Daniel Gullett, Principal Planner were available to answer questions.

Public comment opened at 3:02 p.m., and as no one wished to speak, it closed.

Staff Comments: Mr. Vincent explained to the Commission that the Housing Accountability Act is not new legislation; however, the findings that are required for the Housing Accountability Act tend to conflict with the implementation of the Average-Unit Size Density (AUD) Incentive Program, which places conflict between what is allowed and what is considered to be compatible with the City and public welfare. The City has zoning efforts and incentives but it seems as though we haven't come to fully accept them.

Commissioner comments:

Commissioner Schwartz:

- Requested charts showing expired and withdrawn AUD projects.
- Provide quantified information on what is constructed in the community and is subsidized capital "A" Affordable, either through nonprofit organizations or other private property owners that are voluntarily accepting Section 8 vouchers.
- Provide clear, fact based, slides at the October 25, 2018 PC/Council joint meeting showing completed projects relative to the EIR assumptions and Housing Element quantified objectives .

Commissioner Campanella:

- Appreciates the report and that it also includes studies on trends and not simply static numbers.
- Staff has done a great job in putting together the Adaptive Management Plan.

Commissioner Thompson:

- When showing residential development data, consider showing the "Building Permit" category data only when a permit is issued and implement a new category called "In Construction" to display the time between permit issuance and built/occupied. This change will help the viewer understand the data being provided.
- Back when the Adaptive Management Program document was developed it was never imagined that the document would become such a valuable document and he commends staff for using it and developing an informative report.

Commissioner Higgins:

- Provide measured information on what the student housing demand is for Santa Barbara City College (SBCC); analyzing the student population that is from Santa Barbara and may have housing with family, and students who are from out of the area/out of the country and need housing.
- The community is at a loss to define what affordable housing with a capital "A" is; our guiding policy should be updated to be more specific and provide a better understanding for the reader.
- The City needs to be working more on Historic Districting, Historic District Design Guidelines and development, and it should be a discussion item on an upcoming Planning Commission agenda.

Commissioner Jordan:

- A more appropriate way to analyze the AUD program would be to not wait a full year after occupancy to survey residents but start surveying residents in AUD projects that are fully occupied immediately and analyze the data to determine success or concerns.

- Overall, staff should have more of an opinion or determination of what direction should be taken; especially when it comes to providing data and proactive actions on known issues, concerns, or achievements.
- Examples of what could be studied and commented on by staff:
 - Since there are people who have moved into AUD units and there is no data to analyze, staff should raise the issue and recommend if this concern warrants feedback from the Planning Commission.
 - There has been a decrease in proposed AUD units and an increase in Accessory Dwelling Units (ADUs); how do we re-incentivize the AUD program?
 - ADUs have spiked, is that a good or bad thing?

Vice Chair Lodge:

- The use of the word “stagnating” for AUD projects is not an appropriate term, rather, AUD projects are more accurately “leveling off” due to land availability or lack thereof.
- Yes, people are alarmed by all the new development in the City; however, the test program was developed to see if the program provided the housing the community needed, which is workforce, affordable, housing.
- The City doesn’t have to have job growth in order to be economically successful.
- Great job with report.

IV. ADMINISTRATIVE AGENDA

ACTUAL TIME: 3:26 P.M.

A. Committee and Liaison Reports:

1. Staff Hearing Officer Liaison Report

No report.

2. Other Committee and Liaison Reports

- a. Commissioner Campanella reported on the Architectural Board of Review meeting of October 22, 2018.
- b. Commissioner Thompson reported on the Single Family Design Board meeting of October 15, 2018.
- c. Commissioner Higgins provided an update on the Planning Academy and upcoming topics of interest.

V. ADJOURNMENT

Vice Chair Lodge adjourned the meeting at 3:29 p.m.

Submitted by,

Krystal M. Vaughn, Senior Commission Secretary