



**City of Santa Barbara**  
**PLANNING COMMISSION**  
**MINUTES**  
**FEBRUARY 14, 2019**

1:00 P.M.  
City Hall, Council Chambers  
735 Anacapa Street  
[SantaBarbaraCA.gov](http://SantaBarbaraCA.gov)

**COMMISSION MEMBERS:**

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

**STAFF:**

Tava Ostrenger, Assistant City Attorney  
Allison DeBusk, Senior Planner  
Krystal M. Vaughn, Senior Commission Secretary

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**CALL TO ORDER**

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

**I. ROLL CALL**

Chair Lesley Wiscomb, Vice Chair Mike Jordan, Commissioners John P. Campanella, Jay D. Higgins (at 1:04 pm), Sheila Lodge, Deborah L. Schwartz, and Addison Thompson

Absent: None

**STAFF PRESENT**

Tava Ostrenger, Assistant City Attorney  
Allison DeBusk, Senior Planner  
Rosie Dyste, Project Planner  
Jessica Metzger, Project 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. DeBusk announced the following:

1. The appeal of 35 N Calle Cesar Chavez will be heard by the City Council on March 5, 2019 and Chair Wiscomb will be at the Council Hearing to represent the Planning Commission.
  2. Commissioner Schwartz announced that she will also attend the City Council Appeal hearing to support Chair Wiscomb and the Planning Commission's decision.
- C. Review, consideration, and action on the following draft Planning Commission minutes and resolutions:
1. January 17, 2019 Minutes
  2. PC Resolution No. 003-19  
726 N La Cumbre Rd.

**MOTION: Thompson/Jordan**

Approve the minutes and resolution as presented.

The motion carried by the following vote:

Ayes: 4 Noes: 0 Abstain: 2 (Campanella and Lodge) Absent: 1 (Higgins)

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

Public comment opened at 1:03 p.m., and as no one wished to speak, it closed.

**III. DISCUSSION ITEM**

**ACTUAL TIME: 1:04 P.M.**

Staff's update on the State's 2017 Housing Legislation Package (AB 678, SB 167, SB 35, and SB 166.)

Tava Ostrenger, Assistant City Attorney, gave the Staff presentation. Rosie Dyste and Jessica Metzger, Project Planners, were available to answer questions.

Public comment opened at 1:44 p.m., and as no one wished to speak, it closed.

**HOUSING ACCOUNTABILITY ACT (Assembly Bill 678/Senate Bill 167):**

**Commissioner comments:**

- The phrase *Public Health and Safety* may need to be handled on a case-by-case basis.
- The term *Deemed Complete* is vexing.
- RHNA and any other acronyms used by the City should be defined for the public.
- It is unclear if the phrase *reduction in density* is broad or more specific, and that should be looked into.

**HOUSING STREAMLINING** (*Senate Bill 35*):Commissioner comments:

- Consider additional mapping to further identify specific areas where SB 35 could apply.
- Outreach and education to advise the public on what is available to them is important.

**CLOSING REMARKS:**Commissioner comments:

- The new housing requirements can be seen as a win-win for the City if done right.
- We need to streamline the process for applicants and get away from the current culture of not wanting to approve projects.
- The goal of this should be to comply with legislation while doing everything we can to educate the public and take out the barriers of time and uncertainty.
- While these housing laws are an attempt to solve the housing crisis, they can potentially lead to a livability crisis or an economic viability crisis. This city has been built on tourism, how it looks and feels, and we are having a box put over us that applies to some of the biggest cities in California and are being told we get to comply the same way those metropolises do.
- Certainty for the public, City Planners, City Councilmembers, staff, and applicants is paramount for a successful community socially as well as economically and still maintaining what is good about Santa Barbara.
- Having objective standards, not only for SB 35, but having a checklist of objective standards for all projects so that we take some of the qualitative standards out to a degree will be a big part of this effort.
- Housing shortage is a longtime issue in Santa Barbara, and as long as it is a desirable place to live, we will have a housing shortage.
- There is a need to improve the public's understanding of the crisis we are in, the new laws that we have, and how we can meet our housing needs and our RHNA housing numbers, yet keep Santa Barbara special.
- Public outreach is a critical component.

**IV. ADMINISTRATIVE AGENDA****ACTUAL TIME: 3:40 P.M.****A. Committee and Liaison Reports:****1. Staff Hearing Officer Liaison Report**

Commissioner Jordan reported on the Staff Hearing Officer meeting of February 13, 2019.

2. Other Committee and Liaison Reports

- a. Commissioner Campanella reported on the Ad Hoc Objective Design Guidelines Subcommittee election of Chair and Vice Chair at HLC and ABR.
- b. Commissioner Schwartz reported on the quarterly joint City and County Affordable Housing Task Force meeting.

**V. ADJOURNMENT**

Chair Wiscomb adjourned the meeting at 3:47 p.m.

Submitted by,

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Krystal M. Vaughn, Senior Commission Secretary

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