



City of Santa Barbara

PLANNING COMMISSION

MINUTES

OCTOBER 17, 2019

1:00 P.M.

City Hall, Council Chambers

735 Anacapa Street

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
Daniel Gullett, Principal Planner
Heidi Reidel, Commission Secretary

CALL TO ORDER

Chair Wiscomb called the meeting to order at 1:01 p.m.

I. ROLL CALL

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

STAFF PRESENT

Tava Ostrenger, Assistant City Attorney
Renee Brooke, City Planner
Daniel Gullett, Principal Planner
Rob Dayton, Transportation Planning and Parking Manager
Kathleen Kennedy, Project Planner
Jessica Metzger, Project Planner
Heidi Reidel, Commission Secretary

II. PRELIMINARY MATTERS

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

No requests.

B. Announcements and appeals:

Mr. Gullett announced that due to the Harbor Commission meeting this evening the Planning Commission is asked to vacate the room by 5:45 p.m.

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

1. Planning Commission October 3, 2019 Minutes
2. Planning Commission Resolution No. 016-19
3405 Sea Ledge Ln

MOTION: Schwartz/Lodge

Approve the minutes and resolutions as presented.

The motion carried by the following vote:

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

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

Public comment opened at 1:02 p.m., and as no one wished to speak, it closed.

Written correspondence from Kevin Moore was acknowledged.

Public comment closed at 1:03 p.m.

III. NEW ITEM

ACTUAL TIME: 1:03 P.M.

APPLICATION OF RRM DESIGN GROUP, AGENT FOR YAU REVOCABLE TRUST, 691 N. HOPE AVENUE, APN: 057-113-007, COUNTY ZONE: 8-R-1 (SINGLE FAMILY RESIDENTIAL, 8,000 SQUARE FOOT MINIMUM LOT SIZE), COUNTY GENERAL PLAN DESIGNATION: RESIDENTIAL, 4.6 UNITS PER ACRE (PLN2018-00345)

The project consists of a six-lot subdivision for a future single-family residential development on a 2.02-acre (87,950-square foot) parcel located at 691 N. Hope Avenue (APN 057-113-007) in Santa Barbara County. The project includes the demolition of the existing single-family residence, detached garage, and sheds, and the construction of a new public road off of N. Hope Avenue. Grading consists of 1,641 cubic yards of cut and 2,299 cubic yards of fill. No new residential structures are currently proposed. The Planning Commission initiated the annexation on December 20, 2018.

The discretionary applications required for this project are:

Recommendation by Planning Commission to City Council, and subsequent approval by City Council and the Local Agency Formation Commission (LAFCO):

- A. Annexation and Reorganization of the subject property from the unincorporated area of Santa Barbara County to the city of Santa Barbara;

- B. General Plan Amendment to add the subject property to the City's General Plan Map with a designation of Low Density Residential, Five Dwelling Units Per Acre (SBMC Chapter 30.235); and
- C. Zoning Map Amendment to add the subject property to the City's Zoning Map with a designation of RS-7.5/USS (Residential Single-Unit, 7,500 square foot minimum lot size/Upper State Street Area Overlay) (SBMC Chapter 30.235).

Planning Commission may take action to approve the following applications contingent upon the above listed applications:

- D. Street Frontage Modification to allow less than 60 feet of street frontage for proposed Lot 6 (SBMC§ 30.20.030 and §30.250.020.B); and
- E. Tentative Subdivision Map to allow the division of one parcel into six lots (SBMC Chapter 27.07).

The project requires an environmental finding pursuant to California Environmental Quality Act Guidelines Section 15183.

Kathleen Kennedy, Project Planner, gave the Staff presentation. Adam Hendel, Principal Engineer, was available to answer questions.

Tony Tomasello, Agent, RRM Design Group, gave the Applicant presentation, and was joined by Mike Hamilton, Civil Engineer, RRM Design Group.

Public comment opened at 1:43 p.m., and the following individuals spoke:

1. Leslie Boyle
2. Matt Scribner
3. Michael Martony

Written correspondence from Bryan and Nicki Costa and Matt Scribner was acknowledged.

Public comment closed at 1:52 p.m.

MOTION: Schwartz/Higgins**Assigned Resolution No. 017-19**

Recommend to City Council to approve the Annexation and Reorganization, General Plan Amendment, and Zoning Map Amendment; and approve the Street Frontage Modification and Tentative Subdivision Map, making the findings as outlined in the Staff Report dated October 10, 2019, subject to the Conditions of Approval as outlined in the Staff Report, with the following revisions to the Conditions of Approval:

1. Add the sentence: "A change to the Order of Development may be requested by the owner through a Substantial Conformance Determination application to allow for the recording of the Final Map prior to the construction of the required private and public improvements if secured through an Agreement for Land Development Improvements, subject to review and approval of the Public Works Department, and approval as to form by the City Attorney" to Item I.A on page 1.
2. Change "700 linear feet" to "approximately 550 linear feet" in Item I.D.5 on page 4.

The motion carried by the following vote:

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

IV. CONTINUED ITEM: FROM OCTOBER 10, 2019

ACTUAL TIME: 2:51 P.M.

AVERAGE UNIT-SIZE DENSITY INCENTIVE PROGRAM AMENDMENT DIRECTION.

Staff recommends that the Planning Commission review preliminary amendment direction and identify which amendments should move forward for further consideration at the Joint City Council/Planning Commission hearing on November 14, 2019.

Staff has prepared a proposal for City-wide amendments for multi-unit housing for consideration, including:

- Density
 - Increases to densities in the Central Business District and along State Street up to Mission Street
 - Decreases to densities in the Milpas Street corridor
- Parking
 - New parking in-lieu fee option inside the Central Business District
 - Allowing unbundled parking City-wide
 - Prohibiting residents of new development from participating in the Residential Parking Program City-wide
 - Additional parking requirement outside the Priority Housing Overlay
- Eliminating open yard requirement for the blocks between Anacapa and Chapala Streets in the Central Business District
- New maximum limits to building sizes related to lot area
- Increase in height limit in the C-G and M-C Zones in the Priority Housing Overlay
- New regulations requiring no net loss of units affordable to very low and low income households
- Stronger controls on the redevelopment of mobile home parks
- Additional Planning Commission authority

- Extension of AUD Trial Period until updated Multi-Unit Housing Standards are adopted by City Council

Jessica Metzger, Project Planner, gave the Staff presentation. Renee Brooke, City Planner; Daniel Gullett, Principal Planner; and Rob Dayton, Transportation Planning and Parking Manager were available to answer questions.

Commissioner comments:

Commissioner Higgins:

- Supports increasing the maximum height because the added flexibility is needed.
- The community “excitement” that was caused by the new Chapala One development propelled the AUD program and got us here. We need to keep the momentum going with these amendments. Having the reversion to variable density looming in the zoning ordinance will facilitate the speed of the amendments.
- Suggests evaluating High Density where Medium High Density currently exists along State Street and De la Vina Street west of Constance Avenue.
- Does not support no-net-loss for all income types because inclusionary housing is an impediment to production.
- Recommends that we study incentivizing new condominium development.

Commissioner Jordan:

- Supports FAR with the addition of looking block-by-block, incentivizing micro-units, and possibly transfer of development rights. Also, especially needs to look at protecting historic resources. FAR should be an entitlement for developers, not negotiable.
- Supports the Planning Commission being the decision-making body on land use issues for multi-unit residential projects on lots that are 10,000 square feet and larger.
- Supports increasing the maximum height to accommodate commercial space and improve livability.
- Suggests evaluating High Density, where Medium-high density exists along De La Vina Street between State Street and Alamar Avenue.
- Does not support eliminating potential historic districts from the program with the caveat that other protections be built in with FARs.
- For No-net-loss, units should always be replaced on-site and increased density and height could be provided for the replaced units.

Commissioner Thompson:

- Supports allowing reduced parking in the Central Business District. Would prefer not having an in-lieu parking fee. Every fee is a disincentive to building housing. We have empty parking lots, let new units park there.
- Supports unbundled parking in the Central Business District only.
- Supports increasing the maximum height because of difficulties achieving ceiling heights with commercial buildings on the first floor and because the proposed three foot height increase is not very significant.
- Supports FARs and suggests we look to more form-based code options too.
- Supports extending expiration of the Program with the assumption that staff will not be able to implement recommended changes in time (Fall/Winter 2020) without an extension.
- Supports High Density with Priority Housing Overlay in the Central Business District and supports having no density limit in the Central Business District.

- Supports Planning Commission decision-making authority because it is not the role of the design review boards to make land use decisions.
- Does not support no-net-loss requirement for all income types.

Commissioner Lodge:

- Supports removing Priority Housing Overlay in the Milpas Corridor because it is an older neighborhood with its own character and fears density will be moved to State Street.
- Does not support increasing the maximum height because there is already a canyon effect from new development projects and the increase will not improve livability or the number of units but will increase building and heating and cooling costs.
- Suggests that the first of the five allowed meetings (per new state legislation) could be a joint Planning Commission and Design Review meeting. Supports Planning Commission review authority for lots 10,000 square feet or larger.
- Existing housing is more affordable than new housing, so any unit that is replaced should be added to the new project with no-net-loss for each affordability level.
- Supports eliminating potential historic districts from the program because they are inappropriate for high density.

Commissioner Campanella:

- Does not support removing Priority Housing Overlay on the Milpas Corridor because it may be necessary to meet a future RHNA allocation. Removal of the Priority Housing Overlay in the Milpas Corridor would result in new condominium development which would lead to gentrification.
- Only supports unbundled parking citywide.
- Concerned about the reduction of livable square footage with FARs.
- Supports increasing the maximum height to 48 feet because new construction in the floodplain needs to be elevated and this would reduce the need to request modifications.
- Supports Planning Commission decision making authority because it would help support City Council appeal decisions.
- Favors studying changing State Street and De La Vina Street to High Density west of Constance Avenue.
- Supports studying incentives for new condominiums for lower income households. An incentive could be reducing the parking in the Upper State Street area to one space per unit.

Commissioner Schwartz:

- Does not support removing Priority Overlay on the Milpas Corridor because it does not address the concerns of the community, does not comply with state law, and it will lead to gentrification.
- Supports citywide unbundled parking but more research is needed.
- Does not support establishing maximum FARs because it will increase rent, produce fewer rents, and is downzoning.
- Recommends a text amendment to the program that removes both triggers to end the trial period, specifically the eight year period and the unit cap.
- Supports Planning Commission decision making authority because there is a role early on for the Planning Commission to provide the broadest land use lens.

Chair Wiscomb:

- Supports removing Priority Housing Overlay in the Milpas Corridor because of safety concerns.
- Parking In-lieu fees should be designated for specific purposes in the Downtown area.
- Does not support increasing the parking minimum for larger units outside the CBD because it limits the ability to build more units.
- Supports the Planning Commission as the land use decision maker for lots that are 10,000 square feet and larger.

MOTION: Schwartz/Thompson

Forward the majority recommendations to City Council.

The motion carried by the following vote:

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

V. ADMINISTRATIVE AGENDA

ACTUAL TIME: 5:44 P.M.

A. Committee and Liaison Reports:

1. Staff Hearing Officer Liaison Report

No report.

2. Other Committee and Liaison Reports

a. Commissioner Lodge reported that plans are now available online.

b. Commissioner Schwartz reported on the October 16, 2019 meeting of Highway 101 HOV mainline project and the Olive Mill/Coast Village Road roundabout.

c. Commissioner Thompson reported on the October 18, 2019 meeting of the Architectural Board of Review.

VI. ADJOURNMENT

Chair Wiscomb adjourned the meeting at 5:46 p.m.

Submitted by,

Heidi Reidel, Commission Secretary