



# City of Santa Barbara

## PLANNING COMMISSION

### OCTOBER 10, 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  
Heidi Reidel, Commission Secretary

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#### PLEASE BE ADVISED

**AGENDAS, MINUTES, & REPORTS:** Documents relating to agenda items are available for review in the Community Development Department at 630 Garden Street, and agendas, minutes, and reports are also posted online at [SantaBarbaraCA.gov/PC](http://SantaBarbaraCA.gov/PC). Please note that online Staff Reports may not include some exhibits. Materials related to an item on this agenda submitted to the Planning Commission after distribution of the agenda packet are available for public inspection in the Community Development Department at 630 Garden Street during normal business hours.

**PLANS & ADDITIONAL INFORMATION:** The scope of a project may be modified as it proceeds through the planning process. If you have any questions, wish to review the plans, or wish to be placed on a mailing list for future agendas for an item, contact the Case Planner as listed in the project description. Office hours are 8:30 a.m. to 4:30 p.m., Monday through Thursday, and every other Friday (see [SantaBarbaraCA.gov/Calendar](http://SantaBarbaraCA.gov/Calendar) for closure dates).

**TELEVISION COVERAGE:** Planning Commission meetings are broadcast live on City TV-Channel 18 and online at [SantaBarbaraCA.gov/CityTV](http://SantaBarbaraCA.gov/CityTV). See [SantaBarbaraCA.gov/CityTVProgramGuide](http://SantaBarbaraCA.gov/CityTVProgramGuide) for a rebroadcast schedule. An archived video of this meeting will be available at [SantaBarbaraCA.gov/PCVideos](http://SantaBarbaraCA.gov/PCVideos).

**APPEALS:** Some items before the Planning Commission may be appealed to City Council. The appeal, accompanied by the appropriate filing fee per application, must be filed with the City Clerk's office within 10 calendar days of the Planning Commission decision.

#### I. ROLL CALL

**Roll call taken. All Commissioners were present.**

**(Commissioner Jordan left at 4:45 p.m. and did not return. Commissioner Higgins left at 6:18 p.m. and did not return. Commissioner Lodge left at 6:36 p.m. and did not return.)**

#### II. PRELIMINARY MATTERS

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

**No requests made.**

B. Announcements and appeals.

**No announcements made.**

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

**Public Comment received.**

**III. DISCUSSION ITEM**

**ACTUAL TIME: 1:10 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

**Discussion held. Planning Commission comments made.**

**Continued one week.**

**Thompson/Schwartz Vote: 4/0**

**Abstain: 0**

**Absent: 3 (Jordan, Higgins, and Lodge)**

IV. **ADMINISTRATIVE AGENDA**

**ACTUAL TIME: 6:38 P.M.**

A. Committee and Liaison Reports.

1. Staff Hearing Officer Liaison Report

**No report given.**

2. Other Committee and Liaison Reports

**Reports given.**

V. **ADJOURNMENT**

**Meeting adjourned at 6:40 p.m.**