



City of Santa Barbara
PLANNING COMMISSION
MINUTES
SEPTEMBER 3, 2020

1:00 P.M.

This Meeting was Conducted Electronically
SantaBarbaraCA.gov

COMMISSION MEMBERS:

Deborah L. Schwartz, Chair
Lesley Wiscomb, Vice Chair
Roxana Bonderson
Gabriel Escobedo
Jay D. Higgins
Sheila Lodge
Barrett Reed

STAFF:

Tava Ostrenger, Assistant City Attorney
Allison DeBusk, Senior Planner
Heidi Reidel, Commission Secretary

CALL TO ORDER

Chair Schwartz called the meeting to order at 1:00 p.m.

I. ROLL CALL

Chair Deborah L. Schwartz, Vice Chair Lesley Wiscomb, Commissioners Roxana Bonderson, Gabriel Escobedo, Jay D. Higgins, Sheila Lodge, and Barrett Reed

STAFF PRESENT

Tava Ostrenger, Assistant City Attorney
Daniel Gullett, Principal Planner
Allison DeBusk, Senior Planner
Brenda Beltz, Associate Planner
Ellen Kokinda, Planning Analyst
Rosie Dyste, Project Planner
Timmy Bolton, Associate Planner
Kelly Brodison, Assistant Planner
Joe Poire, Fire Marshal
Kaitlin Mamulski, Associate Transportation Planner
Janet Ahern, City TV Production Specialist
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:

Ms. DeBusk announced the following:

1. The Coastal Development Permit for the Olive Mill Roundabout project was appealed to City Council by Scott Wenz of Cars Are Basic.
2. The Staff Hearing Officer approval of a Coastal Development Permit and Modification for the project at 2033 El Camino De La Luz was appealed.

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

1. August 6, 2020 Planning Commission Minutes

MOTION: Wiscomb / Lodge

Approve the August 6, 2020 minutes as presented.

The motion carried by the following vote:

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

2. August 13, 2020 Planning Commission Minutes
3. Planning Commission Resolution No. 006-20
1553 Shoreline Drive

MOTION: Wiscomb / Lodge

Approve the August 13, 2020 minutes and resolution No. 006-20 as presented.

The motion carried by the following vote:

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

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

Public comment opened at 1:07 p.m., and as no one wished to speak, it closed.

III. CONTINUED ITEM: FROM AUGUST 6, 2020

ACTUAL TIME: 1:09 P.M.

ACCESSORY DWELLING UNIT ORDINANCE AMENDMENTS

Proposal to amend the Inland Zoning Ordinance (Title 30) and the Coastal Zoning Ordinance (Title 28) related to regulations for Accessory Dwelling Units (ADUs). Proposed amendments would bring the City's ADU regulations into compliance with state law. Planning Commission will review the proposed ordinance amendments and will forward a recommendation to City Council.

Rosie Dyste, Project Planner, gave the Staff presentation. Daniel Gullett, Principal Planner; Brenda Beltz, Associate Planner; and Joe Poire, Fire Marshal, were available to answer questions.

Public comment opened at 1:19 p.m.

Written correspondence from Allied Neighborhoods Association, Alex Pujo, Loyrs and Vicky Allbrett, and Gary Goldberg was acknowledged.

Public comment closed at 1:20 p.m.

*** THE COMMISSION RECESSED FROM 3:02 TO 3:11 P.M. ***

Straw poll: How many Commissioners can support removing existing owner occupancy covenants?

Ayes: 7 Noes: 0

Straw poll: How many Commissioners can support eliminating owner occupancy permanently?

Ayes: 3 Noes: 4

Straw poll: How many Commissioners can support allowing Standard ADUs in High Fire Hazard Areas?

Ayes: 5 Noes: 2

Straw poll: How many Commissioners can support removing posted sign requirements?

Ayes: 5 Noes: 2

Straw poll: How many Commissioners can support, in concept, allowing nonresidential space in mixed-use buildings to convert to ADUs with further study?

Ayes: 7 Noes: 0

MOTION: Wiscomb / Higgins

Recommend that City Council adopt the proposed amendments to the Zoning Ordinance for Accessory Dwelling Units.

The motion carried by the following vote:

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

IV. CONCEPT REVIEW**ACTUAL TIME: 4:05 P.M.**

RECUSALS: To avoid any actual or perceived conflict of interest, Commissioner Reed recused himself from hearing this item due to a financial interest in the property located at 701 Anacapa Street.

APPLICATION OF KEVIN MOORE, AGENT FOR 710 STATE ST. PARTNERS, OWNER OF 710 STATE STREET, 714-720 STATE STREET AND 15 E. ORTEGA STREET, APN: 037-092-013, -014, -019, -020, -021, -34, ZONE: C-G (COMMERCIAL GENERAL); LAND USE DESIGNATION: COMMERCIAL/MEDIUM-HIGH DENSITY RESIDENTIAL (15-27 DU/AC); (PLN2020-00218)

The proposed development is a 36-unit mixed-use building in the downtown core. The 30,004 square-foot project site would be created through a merger of the parcels at 710 – 720 State Street and 15 E. Ortega Street, and involves the demolition of the commercial buildings at 710 State Street (8,100 square feet) and 15 E. Ortega (900 square feet). The existing buildings located at 714-720 State Street totaling 6,313 square feet would remain. The project involves construction of a four-story mixed use building with a maximum height of 48 feet and containing approximately 2,320 square feet of commercial space, 36 residential rental units with a mix of studio, one-bedroom and two-bedroom units averaging 802 square feet per unit using the Average Unit-Size Density Incentive Program, and 17 covered parking spaces. Proposed density would be 53 dwelling units per acre (du/ac).

Effective on September 3, 2020, the project site's General Plan designation will be Commercial/ High Density Residential (28-36 du/ac) with a Priority Housing Overlay (37-63 du/ac), and the allowable building height will be 48 feet, as a result of General Plan and Zoning Ordinance Amendments approved by City Council on August 4, 2020.

The Planning Commission will conceptually review the project in accordance with SBMC §30.150.060.

*** THE COMMISSION RECESSED FROM 4:07 TO 4:20 P.M. ***

Kelly Brodison, Associate Planner, gave the Staff presentation. Kaitlin Mamulski, Associate Transportation Planner, was available to answer questions.

Kevin Moore, Architect, gave the Applicant presentation.

Public comment opened at 4:56 p.m., and the following individuals spoke:

1. Bryson Smith
2. Craig Borders
3. Darcy Roberts
4. Travis Vassallo
5. Steve Fort
6. Gareth Kelly
7. Joseph Crosby
8. Andi Garcia
9. Colleen Wilson

10. Nicole Miller

11. Jim Knell

Written correspondence from Bryson Smith, Travis Vassallo, John Campanella, John Thyne, Steve Fort, Alison Parakh, Brian Tanguay, Craig Borders, Javiera Barandiaran, Michael Schell, and Thao Huynh was acknowledged.

Public comment closed at 5:25 p.m.

MOTION: Wiscomb/Bonderson

Continue the item to October 8, 2020.

Commissioner Higgins commented that he would like to finish this item today. Commissioner Lodge concurred.

This motion was withdrawn.

Commissioner comments:

Vice Chair Wiscomb:

- Believes the project meets applicable policies of the General Plan Elements, as stated in the staff report.
- Likes the mix of the housing units.
- Appreciates the new paseo that provides light, air, and circulation.
- Appreciates that the project does maintain some existing business.
- The open space is ample and well designed.
- Supports the size and mass; appreciates the step back from State Street.
- Supports the flats on the ground floor.
- Supports the bulk, height, and scale.
- Appropriate to the neighborhood as it creates a new paseo.
- Finds this to be a well-designed project.

Commissioner Escobedo:

- Agrees with Vice Chair Wiscomb's comments.
- Would like to see more attention paid to the Environmental Resources Element of the General Plan as project details are added.
- Size, mass, bulk, scale and height are acceptable given site constraints.
- The L shaped property is clever.
- Commercial development on Ortega Street might be a good idea and could be a possible solution to issues with loss of the current Press Room tenant.
- Encourages property owner to work with tenants.
- First floor units are great.
- Concerned with the Ortega Street leg of the paseo, as it doesn't seem like there's enough personal area for those units compared to the State Street leg.

Commissioner Bonderson:

- Appreciates the proposed design of the project as far as size, bulk, and scale.
- Appreciates historical and aesthetic features of the design.
- Loves the idea of the paseo and would like to see them introduced more in the downtown area.
- Supports Historic Landmarks Commission comment about incorporating one layer of separation between ground floor units and the street, as there are concerns about safety and privacy.
- Does not want to see a gate on the paseo in the future.
- There is no City protocol to protect business owners from displacement.
- Encourages design team to consider ground level commercial area on Ortega Street to maintain an active frontage.
- Thanks the community for their correspondence.

Commissioner Lodge:

- The building is handsomely designed.
- Likes ground floor units.
- Concerned about the loss of the Press Room and hopes the owner will work with them on relocation.
- Project fits in with City desires for housing downtown and the General Plan.

Commissioner Higgins:

- There is a lot to like about the project.
- Project is consistent with City goals and General Plan.
- Public speakers were compelling in terms of City response to Covid-19 and the loss of cultural anchors. However, if we add another constraint to development, it will make housing even less affordable
- Disingenuous to compare brand new market rate rents as a benchmark for achieving AUD goals.
- Would like the property owner to carry forward relocation fees for the Press Room.

Chair Schwartz:

- The project is an opportunity to bring new rental housing downtown.
- The project is a beautiful design that will fit in with and complement the downtown.
- Would like to see the property owner find an agreeable outcome for the Press Room that helps meet rental-housing needs and while maintaining locally owned and operated businesses.
- We need to redouble efforts to bring housing projects forward.

Item closed at 6:37 p.m.

Item reopened at 6:42 p.m. for a formal vote

MOTION: Wiscomb/Bonderson

Recommend that the proposed design and improvement of the project is acceptable and the project is consistent with the City's General Plan.

This motion carried by the following vote:

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

V. ADMINISTRATIVE AGENDA**ACTUAL TIME: 6:37 P.M.****A. Committee and Liaison Reports:****1. Staff Hearing Officer Liaison Report**

No report.

2. Other Committee and Liaison Reports

- a. Commissioner Wiscomb announced the September 11, 2020 meeting of the Plaza De La Guerra Subcommittee.
- b. Commissioner Bonderson announced the cancellation of the September 24, 2020 meeting of the Transportation and Circulation Committee, which is now rescheduled for October 22, 2020. She also reported on the August 10 and August 24, 2020 meetings of the Architectural Board of Review.

VI. ADJOURNMENT

Chair Schwartz adjourned the meeting at 6:46 p.m.

Submitted by,

Heidi Reidel, Commission Secretary