



City of Santa Barbara

PLANNING COMMISSION

MINUTES

AUGUST 6, 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 1:01 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
Joe Poire, Fire Marshal
Daniel Gullett, Principal Planner
Allison DeBusk, Senior Planner
Jessica Metzger, Project Planner
Rosie Dyste, Project Planner
Brenda Beltz, Associate Planner
Ellen Kokinda, Planning Analyst
Timmy Bolton, Associate Planner
Tony Ruggieri, City TV Production Supervisor
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:

Vice Chair Wiscomb expressed concern with receiving lots of public correspondence so close to the start of the meeting and voiced Commissioners may not have time to read it.

MOTION: Wiscomb/Higgins

Request to add language to the agenda stating that correspondence received after 5:00 p.m. on the Tuesday before a hearing may not be considered by the Commission.

Motion withdrawn.

Staff will draft suggested language for Commissioners to consider at the next meeting in order to address this concern. No formal motion or vote was taken or necessary.

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

1. July 16, 2020 Planning Commission Minutes
2. Planning Commission Resolution No. 005-20
410 State, 27 E. Gutierrez, and 409 Anacapa Streets

MOTION: Wiscomb / Escobedo

Approve the minutes and resolutions as presented.

The motion carried by the following vote:

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

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

Public comment opened at 1:24 p.m.

Carlos Cerecedo was available to provide Spanish translation services.

The following individuals spoke:

1. Ellen Bildsten
2. Sharyn Nielson

Public comment closed at 1:31 p.m.

III. NEW ITEMS**A. ACTUAL TIME: 1:32 P.M.****MOBILE HOME PARK ZONING ORDINANCE AMENDMENTS**

Proposal to create a Mobilehome Park Overlay Zone, which would limit the allowed uses in existing mobilehome parks to: mobilehomes, permanent recreational vehicles, and accessory uses, reducing the potential for loss of affordable housing in existing mobilehome parks.

Live Spanish translation will be available to assist anyone who wishes to address the commission during public comment.

Traducción en español en vivo será disponible para todos los que desean dirigirse a la comisión durante los comentarios públicos.

Jessica Metzger, Project Planner, gave the Staff presentation.

Public comment opened at 1:39 p.m., and the following individuals spoke:

Carlos Cerecedo was available to provide Spanish translation services.

1. Dan Villano
2. Christel Barros
3. Sharyn Nielson

Public comment closed at 1:48 p.m.

Public comment reopened at 1:53 p.m.

Written correspondence from Allied Neighborhoods Association, Charles Dugan, Christel Barros, Dan and Georgianna Villano, and 260 Flamingo Senior MHP Residents was acknowledged.

Public comment closed at 1:53 p.m.

Commissioner comments:

Vice Chair Wiscomb:

- Commends staff on their presentation.
- In full support of the findings on page 4 of the staff report.
- Suggests recommending some form of rent control or rent stabilization to City Council.

Commissioner Lodge:

- Concurs with Vice Chair Wiscomb's comments.
- The amendments will be a relief to the residents of the mobilehome parks by preventing higher density and preserving affordability.
- Agrees with Commissioner Schwartz's comments regarding rent control.

Commissioner Bonderson:

- Concurs with previous comments; supportive of amendments.
- Thanks staff for working closely with residents.

Commissioner Escobedo:

- Concurs with previous comments; supportive of amendments.
- Would support City Council directing staff to study ways to limit alarming rent increases.

Commissioner Higgins:

- Affordability by neglect is a factor, particularly in Santa Barbara.
- Supports the amendments.
- Understands that this is a downzone, but it is the right thing to do in this situation as there is no other alternative.

Commissioner Reed:

- Will support the staff recommendation.
- This is a unique scenario and he is glad the City is taking action to protect residents in unique circumstances.
- Impressed with staff's thorough work.
- Prefers not to make an additional recommendation regarding rent control at this time.

Chair Schwartz:

- Rent control/stabilization speaks to City Council's authority.
- Unsure about City's jurisdiction over mobile homes as they fall under state law.
- It is important for mobile home residents to be able to financially sustain themselves in these affordable units.
- Affordability by neglect is distressing; the lack of maintenance on these units is evident even from outside.
- Concerned that there is no regulatory compliance that allows tenants to protect their safety or homes from falling into such serious disrepair.
- The amendments are a step in the right direction.
- Not comfortable taking a position on rent stabilization as a policy until further research is provided, and this should be de-coupled from today's item.

MOTION: Lodge / Reed

The Planning Commission concurs with the staff recommendation that City Council approve the amendments.

The motion was amended as follows:

AMENDED MOTION: Lodge/Reed

Recommend that City Council approve the amendments, making the finding of consistency with the General Plan as identified in “Section V” of the Staff Report.

This motion carried by the following vote:

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

*** THE COMMISSION RECESSED FROM 2:19 TO 2:30 P.M. ***

B. ACTUAL TIME: 2:30 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 3:12 p.m., and the following individuals spoke:

1. Krista Pleiser
2. Megan Hart on behalf of Darrel Becker
3. John Campanella
4. Sally Picciuto
5. Cimme Eordanidis
6. Aaron Bearden
7. Ellen Bildsten
8. Peter Trent
9. Alex Pujo
10. Karl Kras
11. Cassandra Ensberg

Written correspondence from AIA, Allied Neighborhoods Association, Gary Goldberg, John Campanella, Lori Rafferty, Peter Trent, Sally Picciuto, and Santa Barbara Association of Realtors was acknowledged.

Public comment closed at 3:45 p.m.

*** THE COMMISSION RECESSED FROM 3:46 TO 3:50 P.M. ***

MOTION: Wiscomb / Lodge

Continue the item indefinitely for staff to respond to the questions raised today.

The motion carried by the following vote:

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

IV. ADMINISTRATIVE AGENDA

ACTUAL TIME: 6:01 P.M.

A. Committee and Liaison Reports:

1. Staff Hearing Officer Liaison Report

No report.

2. Other Committee and Liaison Reports

- a. Commissioner Wiscomb reported on the Sea Level Rise Adaptation Plan tentative schedule.
- b. Commissioner Lodge reported on the July 30, 2020 meeting of the Sustainability Committee and the August 5, 2020 meeting of the Historic Landmarks Commission.
- c. Commissioner Bonderson reported on the July 13, 2020 meeting of the Architectural Board of Review.
- d. Commissioner Reed reported on the July 9, 2020 meeting of Downtown Parking Committee and the July 31, 2020 meeting of the Plaza De La Guerra Subcommittee.
- e. Chair Schwartz announced the August 20, 2020 joint meeting with the Montecito Planning Commission regarding the Olive Mill/Coast Village Road roundabout project.

V. ADJOURNMENT

Chair Schwartz adjourned the meeting at 6:12 p.m.

Submitted by,



Heidi Reidel, Commission Secretary