



City of Santa Barbara

PLANNING COMMISSION

MINUTES

JUNE 15, 2023

1:00 P.M.
City Hall, Council Chambers
735 Anacapa Street
SantaBarbaraCA.gov

COMMISSION MEMBERS:

Roxana Bonderson, Chair
John M. Baucke, Vice Chair
Lucille Boss
Donald DeLuccio
Sheila Lodge
Devon Wardlow
Lesley Wiscomb

STAFF:

Tava Ostrenger, Assistant City Attorney
Allison DeBusk, Senior Planner
Kira Esparza, Commission Secretary

CALL TO ORDER

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

I. ROLL CALL

Vice Chair John M. Baucke, Commissioners Lucille Boss, Donald DeLuccio, Sheila Lodge, Devon Wardlow and Lesley Wiscomb

Absent: Chair Roxana Bonderson

STAFF PRESENT

Tava Ostrenger, Assistant City Attorney
Allison DeBusk, Senior Planner
Christopher Bell, City TV Production Supervisor
Janet Ahern, City TV Production Specialist
Tony Boughman, Associate Planner
Kira Esparza, Commission Secretary

II. PRELIMINARY MATTERS

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

No requests.

B. Announcements and appeals:

No announcements.

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

1. June 1, 2023 Planning Commission Minutes

MOTION: Wiscomb / DeLuccio

Approve the minutes as amended.

The motion carried by the following vote:

Ayes: 5 Noes: 0 Abstain: 1 (Wardlow) Absent: 1 (Bonderson)

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

Public comment opened at 1:05 p.m., and as no one wished to speak, it closed.

III. CONCEPT REVIEW

ACTUAL TIME: 1:05 P.M.

335 S. MILPAS STREET

Assessor's Parcel Number:	017-285-003
Zoning Designation:	C-2/S-D-3 (Commercial/Coastal Overlay)
Application Number:	PRE2022-00160
Owner:	Austin Herlihy, Calle Puerto Vallarta Partners
Applicant:	Jarrett Gorin, Vanguard Planning Inc.

The proposed project involves demolition of the four existing one-story commercial buildings totaling approximately 17,754 sq. ft. and construction of a new 99 residential unit, four-story mixed-use building. Total project square footage is approximately 148,500 sq. ft., including approximately 6,000 sq. ft. of commercial space which fronts onto South Milpas Street at the ground floor, an approximately 38,140 sq. ft. parking garage containing 122 parking spaces, an additional 5 uncovered surface parking spaces, a residential lobby, trash, utilities, bicycle parking, etc. as required per ordinance. Ninety-nine residential apartments are provided, comprised of 26 studio units, 18 one-bedroom units and 55 two-bedroom units totaling approximately 81,000 sq. ft. The average unit size is approximately 818 sq. ft. The project site is 2.43 acres, of which 1.08 acres is an exclusive easement for Union Pacific Railroad.

The project proposes additional units under State density bonus law, and the project includes density bonus concessions and waivers.

As currently designed, the project would require the following discretionary applications at a future time:

From the Planning Commission:

- A. Building Height Findings on a request for an exception to the building height limit of 45 feet to allow the building to be constructed at a maximum height of approximately 51 feet 10 inches (Santa Barbara Municipal Code (SBMC) §28.66.050); and

- B. A Coastal Development Permit to allow the proposed development in the Non-Appealable Jurisdiction of the City's Coastal Zone (SBMC §28.44.060).

From the Community Development Director:

- C. A Density Bonus Application for State Density Bonus units (California Government Code Sections 65915 - 65918).

From the Design Review Board:

- D. Architectural Board of Review Project Design and Final Approvals (SBMC Chapter 22.68).

The project is being presented to the Planning Commission at the request of the applicant for concept review and comments only. No decisions will be made at this meeting.

Tony Boughman, Associate Planner, gave the Staff presentation.

Brian Cearnal, Cearnal Collective, gave the Applicant presentation, and was joined by Jarrett Gorin, Vanguard Planning, Nicole Horn, Courtney Jane Miller Landscape Architects, and John Dixon, Owner of Tri-County Produce.

Public comment opened at 1:30 p.m., and the following individuals spoke:

1. Rich Block
2. Ashley Parker Snider
3. Gene Dering
4. Karen Kerns
5. Brad Frohling
6. Jeff Kerns
7. Mike Lupus
8. Steve Golis
9. Kent Wojchechoski
10. Brian Russell
11. Jeff Devers
12. Robert Laskoff
13. Stephanie Diaz
14. Tim Werner
15. Sep Wolf
16. Victor DiMori

Written correspondence from Craig Minus on behalf of Coastal housing Coalition, John Bianchi, Victoria Strong on behalf of the Gwendolyn Strong Foundation, Kimberly Bianchi, Steve Johnson, resident, Ray Fazendin, Tim Werner, and Caroline Howell was acknowledged.

Public comment closed at 1:59 p.m.

Commissioner comments:

Commissioner Wiscomb:

- Section 30222 of the Coastal Act
 - o This section does not apply.
- Section 30250 of the Coastal Act
 - o The project conforms to this section.
- Section 30251 of the Coastal Act
 - o Based on the scenic resources map and on the before and after simulations provided by the Applicant, the scenic and visual qualities of the coastal area have been considered and the views have been protected to the best extent possible given the size of the development.
- Section 30252 of the Coastal Act
 - o This is the perfect location for the project. Dwight Murphy Field with the Gwendolyn Strong Foundation play area, Cabrillo Pavilion, and ball fields are all located nearby, and this residential development will not overload the coastal recreation areas.
- Section 30253 of the Coastal Act
 - o The incorporation of solar panels is an example of the project minimizing energy consumption.
- The project is in the East Beach component area of the Land Use Plan, but close to the industrial component area, so the industrial design is an intriguing solution to the architecture of the building.
- Coastal Land Use Plan Policy 2.1-3
 - o The project incentivizes smaller unit sizes.
- Coastal Land Use Plan Policy 3.1-23
 - o Would support a traffic study.
 - o The project is greatly lacking in bike facilities, and it is important to have a bigger bike area.
- Coastal Land Use Plan Policy 3.1-29
 - o A parking study was provided, so it meets the policy requirement.
- Coastal Land Use Plan Policy 3.2-11
 - o The project will create an increase in user demand of the surrounding facilities, but since the facilities have been recently revitalized, they can handle the increase.
- Coastal Land Use Plan Policy 3.1
 - o offsite parking- parking study meets that policy.
- Coastal Land Use Plan Policy 4.3-2
 - o The project will enhance visual quality and degraded areas. Calle Puerto Vallarta will be improved and will get a major visual enhancement. The proposed landscaping around the parking lot landscape will also be an improvement.
- Coastal Land Use Plan Policy 4.3-4
 - o The provided photo simulations covers this policy requirement.
 - o Architectural Board of Review should decide if story poles are required.
- Coastal Land Use Plan Policy 4.3-7
 - o The project is in the East Beach zone but is in close to the proximity of the industrial zone, so the design is compatible, and it will be a great improvement to the neighborhood.
- Supports the additional height, with some additional work.

Commissioner Boss:

- Appreciates the comments made by the applicant recognizing the need for workforce housing and affordable housing. But if that is the intent of the project, it needs to be explicitly stated. There would need to be more very low-income units to support the workforce mentioned, and this project would only house 10 people in that workforce, which is not enough.
- Requests for traffic studies and more information on parking, including commercial delivery parking and delivery schedule throughout the year.
- Hopes that the project will return with more information on the demonstrated need as it relates to the Community Benefit height finding.
- Supports that the very low-income units be placed throughout the project instead of in just one area.
- If workforce housing is the focus of the project, we need a better understanding of affordability to understand who this project would serve.

Commissioner DeLuccio:

- There is a need for more moderate housing, in addition to the very low-income units.
- Appreciates including at least 10 very-low-income units considering that under the current ordinance, it is not required to provide any low-income units.
- Encourages more bicycle space for residents.
- Story pole decision should be made by the Architectural Board of Review.
- Appreciates the design, with the industrial style in the back and the Spanish style on the front side, but it will ultimately be the determination of the Architectural Board of Review.
- Would want the project to go through review at the Architectural Board of Review before deciding on the height exception. Does like the approach of the additional height being pushed towards the back so that it is not as obvious.
- It will be up to the Transportation Division to determine what further study needs to be done. It would be great if something could be done about the ingress/egress so that traffic is not only on the residential street.

Commissioner Wardlow:

- Greatly appreciates the work that the Applicant has done in terms of public engagement and engaging their neighbors. It is great to hear positive feedback from the community.
- Supports the density and would like to see real progress made on the project.
- Supportive of the renderings and the design approach with mixing industrial design and Spanish design. It will be different than the other surrounding Spanish style complexes in the West Beach area.
- Supportive of the high ceilings as that makes smaller units have more a livable experience and is creating housing that can be a great place to live for the long term.
- Likes the approach to the open yard space, in terms of the landscaping and communal aspect of it. It is important to create that community space with this type of density.
- Parking is always a concern but hopeful to get to a place where the proposed parking is adequate. Looks forward to further traffic studies and more information on how traffic will flow with the surrounding community.
- Hopes that this can be an exemplary project that can prove that we can do better than what the State is requiring. Appreciates that there are some affordable units but would like the Applicant to come back with more progress and going beyond the minimum. It will be disappointing if this project is touted as a workforce development project with workforce housing, but it stays at only 10 low-income units.

- Appreciates that this project has local teams working on the project.

Commissioner Lodge:

- Disappointed that this project does not fall within the El Pueblo Viejo district and does not have to adhere to El Pueblo Viejo Design Guidelines. The project is at an entrance to Santa Barbara, and it will be seen by people traveling in and out of Santa Barbara. The industrial design is not appropriate, and it should be the traditional Santa Barbara style.
- The density is supportable.
- It is a perfect location for housing and glad to see it happening.
- It is only 10 low-income units which leaves 89 market rate units. While the proposed affordable units are appreciated, this will not solve the affordable housing needs.
- Does not support the height exception.

Commissioner Baucke:

- Study the grading within the easement that the UPRR holds, as it might fall into their discretion. Suggests looking into this as soon as possible as it can be a lengthy process.
- The project may not comply with the Railroad Safety Act due to wall and fencing requirements.
- There may be environmental review issues that the project will need to address such as sea level rise, historic potential exposures of hazardous materials, and demolition exposure to PCB, asbestos, and mercury.
- Interior and exterior noise standards will need to be met.
- Study any potential exposure for ground borne vibration due to close proximity to the railroad.
- Traffic and circulation studies will be needed. There is concern about how deliveries will work and the access and visibility in and out of the parking lot when trucks are parked next to entrance.
- Supports the concept of the project.
- Supports the height and supports smaller units with higher plate heights to make the units more livable.
- Agrees with the comments of Commissioner Wardlow regarding wanting to see more than just 10 affordable units, especially considering how the project is being presented as workforce housing.
- Interested in how employee preference will work as it would be a great benefit. There are state statutes on employee housing that might need to be considered.

IV. ADMINISTRATIVE AGENDA

ACTUAL TIME: 3:10 P.M.

A. Appointment of 1925 Earthquake Centenary Committee Liaison(s)

Appointment of Commissioner Lodge and Commissioner Boss as 1925 Earthquake Centenary Committee Liaisons.

B. Committee and Liaison Reports:

1. Staff Hearing Officer Liaison Report

No report.

2. Other Committee and Liaison Reports

- a. Commissioner DeLuccio reported on the May 24, 2023, and June 7, 2023 meetings of the Historic Landmarks Commission.

V. **ADJOURNMENT**

Vice Chair Baucke adjourned the meeting at 3:15 p.m.

Submitted by,



Kira Esparza, Commission Secretary