



City of Santa Barbara

PLANNING COMMISSION

MINUTES

MARCH 20, 2025

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

COMMISSION MEMBERS:

Devon Wardlow, *Chair*
Lucille Boss, *Vice Chair*
Brian Barnwell
John M. Baucke
Donald DeLuccio
Benjamin Peterson
Lesley Wiscomb

CITY COUNCIL LIAISON:

Mike Jordan

STAFF:

Tava Ostrenger, Assistant City Attorney
Megan Arciniega, Senior Planner
Jasper Carman, Commission Secretary

CALL TO ORDER

Chair Wardlow called the meeting to order at 1:04 p.m.

I. ROLL CALL

Chair Devon Wardlow, Vice Chair Lucille Boss, Commissioners Brian Barnwell (at 1:39 p.m.), John M. Baucke, Donald DeLuccio, Benjamin Peterson (until 3:33 p.m.), and Lesley Wiscomb

Absent: None

STAFF PRESENT

Tava Ostrenger, Assistant City Attorney
Megan Arciniega, Senior Planner
Kathleen Kennedy, Project Planner
Jessica Grant, Supervising Transportation Planner
Christopher Bell, City TV Production Supervisor
Janet Ahern, City TV Production Specialist
Jasper Carman, Commission Secretary

II. PRELIMINARY MATTERS

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

No requests.

B. Announcements and appeals:

Ms. Arciniega announced that the appeal for 101 Garden Street will be heard in front of the California Coastal Commission on April 10, 2025.

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

1. March 6, 2025 Planning Commission Minutes

MOTION: DeLuccio / Peterson

Approve the minutes as presented.

The motion carried by the following vote:

Ayes: 4 Noes: 0 Abstain: 2 (Baucke and Boss) Absent: 1 (Barnwell)

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

Public comment opened at 1:06 p.m.,

The following individual spoke:

1. Steve Johnson

Public comment closed at 1:07 p.m.

Written correspondence from Steve Johnson, Wayne Mellinger and Steve Johnson was acknowledged.

III. NEW ITEM

ACTUAL TIME: 1:07 P.M.

418 N MILPAS ST AND 915-923 E. GUTIERREZ ST.

Assessor's Parcel Number: 031-311-033; 031-311-034

Zoning Designation: C-G (Commercial General)

Application Number: PLN2024-00156

Applicant: Brownstein Hyatt Farber Schreck; Riviera Vista I LLC

Owner: Goldenstone Trust
Carol Kallman and Donald Bathelmess, Trustees

The project involves the voluntary lot merger of 418 N. Milpas St. (APN 031-311-033) and 915-923 E. Gutierrez St. (APN 031-311-034) to create a 41,477-square-foot (0.95-acre) lot, demolition of all onsite improvements (5,850 square feet of nonresidential floor area, 8 residential units, and 13 trees), and construction of a new four-story, 108,698 square foot (gross) mixed-use building with 90 residential rental units and 850 square feet (net) of commercial space. The project includes 29 studio units, 46 one-bedroom units, and 15 two-bedroom units, ranging in size from 350 square feet to 974 square feet, with an average unit size of 632 square feet. Nine (9) units would be restricted to very-low-income households and six (6) units would be restricted to moderate-income households. The project includes 65 residential parking stalls, 3 commercial parking stalls, and one loading parking stall for smaller size delivery/service vehicles. Vehicular access to the site is from E. Gutierrez Street.

The project is proposed under the City's Average Unit-Size Density (AUD) Incentive Program and State Density Bonus Law.

The project is being presented for concept review and comments only. No appealable decisions will be made at this meeting.

Kathleen Kennedy, Project Planner, gave the Staff presentation. Jessica Grant, Supervising Transportation Planner was available to answer questions.

Jan Hochhauser, HBA Architects, gave the Applicant presentation, and was joined by Ginger Andersen, Brownstein Hyatt Farber Shreck, and Bob Ludwick, Riviera Vista I LLC.

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

1. Natalia Govoni
2. Jess Espinoza
3. Pedro Toscano
4. Kristin Shi
5. Joar Gutierrez
6. Britta Bartels
7. Danny Moreno
8. Marshall Guilmette
9. Emma Hanlon
10. Natasha Todorovic
11. Paul Fletcher
12. Christine Neuhauser
13. Steve Johnson
14. Mary Ellen Brooks
15. Drew Carmichael

Written correspondence from Lia Romero, Brian Tanguay, Richard Bornstein, Lyn Proctor, Steve Johnson, Ann Hefferman, Fae Perry, Lisa Jehle, Sebastian Aldana Jr., Mary Ellen Brooks, Patricia Saley, Jesse Espinoza, Lourdes Dorado, Denice Spangler Adams, Britta Bartels, Danny Moreno, Natalia Govoni, Beatriz Dorado, and Steve Johnson was acknowledged.

Public comment closed at 2:12 p.m.

*** THE COMMISSION RECESSED FROM 2:51 TO 2:59 P.M. ***

MOTION: Wiscomb / Barnwell

1. The Commission concurs that Land Use Element Policy LG12.2 is tenuous with respect to this project.
2. The mix of units on each floor is appreciated but the affordable units should be spread out over each floor and not clustered to one end.
3. The tower element is a nice anchor to the building, but the Commission recommends ABR consider reducing the girth of the tower.
4. The archways are appreciated; they are a good start to Santa Barbara architecture.
5. The architecture still needs review; the north elevation, in particular, needs something in the form of fenestration, detailing, or other architectural treatments to make it more interesting.
6. The open podium appropriately breaks up the mass.
7. The “wedding cake” approach to the building is appreciated.
8. The Commission is not opposed to story poles as they feel it could be good for neighborhood’s understanding of the size and scope of the project, though it is up to the ABR to decide.
9. The Commission appreciates the smaller 630 square foot (approximate) unit size instead of the 800+ square foot unit size that could be there.
10. The Commission would prefer unbundled parking be required, with the exception of the tandem spaces.
11. More landscaping should be included in the project to soften the impact of the building.
12. The views from Haley St. and Alisos St. should be included in the elevations and the simulation.
13. The applicant should explore arrangements with nearby business for additional parking.
14. City staff should analyze the hours of the commercial loading zones and consider limiting them to daytime hours so they could be used as parking spaces at night.
15. The Commission appreciates the internal open space of the building, but the landscaping needs to be worked on.
16. There is some concern over the livability of the units in terms of light and air, so the Commission recommends that the ABR study the architecture and detailing in an effort to de-institutionalize the project design.
17. Housing is a top priority of the General Plan; and the Commission agrees that, for the most part, the project fits the General Plan policies.
18. The applicant should consider adding 8 affordable units to replace the senior units that will be demolished.
19. The Commission appreciates the solar study.

The motion carried by the following vote:

Ayes: 6 Noes: 0 Absent: 1 (Peterson)

IV. ADMINISTRATIVE AGENDA

ACTUAL TIME: 4:06 P.M.

A. Committee and Liaison Reports:

1. Staff Hearing Officer Liaison Report

Commissioner DeLuccio reported on the March 19, 2025 meeting of the Staff Hearing Officer

2. Other Committee and Liaison Reports

Commissioner DeLuccio reported on the March 19, 2025 meeting of the Airport Commission.

B. Discussion on Subcommittees and Workshops

No discussion.

V. ADJOURNMENT

Chair Wardlow adjourned the meeting at 4:08 p.m.

Submitted by,



Jasper Carman, Commission Secretary