



City of Santa Barbara

PLANNING COMMISSION

MINUTES

AUGUST 8, 2024

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

COMMISSION MEMBERS:

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

CITY COUNCIL LIAISON:

Mike Jordan

STAFF:

Tava Ostrenger, Assistant City Attorney
Megan Arciniega, Senior Planner
Mariah Johnson, Commission Secretary

CALL TO ORDER

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

I. ROLL CALL

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

Absent: None

STAFF PRESENT

Tava Ostrenger, Assistant City Attorney
Allison DeBusk, City Planner
Dan Gullet, Principal Planner
Brenda Beltz, Planning Analyst
Rosie Dyste, Project Planner
Dana Falk, Project Planner
Jessica Grant, Supervising Transportation Planner
Erin Markey, Creeks Restoration Planner
Christopher Bell, City TV Production Supervisor
Janet Ahern, City TV Production Specialist
Mariah Johnson, 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. July 11, 2024 Planning Commission Minutes
2. July 18, 2024 Planning Commission Minutes
3. Planning Commission Resolution No. 010-24
504 State Street

MOTION: DeLuccio / Wiscomb

Approve the July 11, 2024 minutes as presented.

The motion carried by the following vote:

Ayes: 5 Noes: 0 Abstain: 2 (Boss and Wardlow) Absent: 0

MOTION: Wiscomb / Barnwell

Approve the July 18, 2024 minutes and resolution as presented.

The motion carried by the following vote:

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

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

Public comment opened at 1:04 p.m., and as no one wished to speak, it closed.

III. NEW ITEM

ACTUAL TIME: 1:05 P.M.

OBJECTIVE DESIGN AND DEVELOPMENT STANDARDS

Application Number: PLN2022-00390

Applicant: City of Santa Barbara, Planning Division

The Title 25 Objective Design and Development Standards (ODDS) implement 2023-2031 Housing Element Program HE-7: Objective Design Standards. They are proposed as a new Title 25 of the Municipal Code to provide detailed objective design and development review standards and a process for developers seeking streamlined design review per State law. The ODDS will apply to all areas of the City currently zoned for two or more residential units. The project also includes related amendments to the Title 30 Zoning Ordinance to regulate the new design review process, provide objective findings for projects using the ODDS, and incorporate new ODDS-related definitions. Additional clean-up amendments to Title 30 are also proposed.

The discretionary actions under the jurisdiction of the Planning Commission at this hearing are:

- A. Recommendation to City Council to amend the Santa Barbara Municipal Code to add Title 25 Objective Design and Development Standards;
- B. Recommendation to City Council to amend Santa Barbara Municipal Code Chapters 30.15, 30.140, 30.145, 30.175, 30.205, 30.220, 30.250, 30.295, and 30.300 pertaining to process and other regulations for Objective Design and Development Standards and to implement Zoning Ordinance clean-up items;
- C. Recommendation to City Council to determine that the Objective Design and Development Standards and Title 30 amendments are categorically exempt from environmental review pursuant to CEQA Guidelines Section 15305: Minor Alterations in Land Use Limitations; and
- D. Recommendation to City Council to determine that the Objective Design and Development Standards and Title 30 amendments are consistent with the General Plan.

Rosie Dyste, Project Planner, gave the Staff presentation. Dan Gullet, Principal Planner; and Stefan Pellegrini, Principal, Opticos Design; Tony Perez, Senior Associate, Opticos Design; and Erin Markey, Creeks Project Planner and Jessica Grant, Supervising Transportation Planner were available to answer questions.

Public comment opened at 1:35 p.m., and the following individuals spoke:

1. Dennis Doordan
2. Dennis Whelan
3. Kevin Dumain
4. Christine Pierron
5. Rob Fredericks
6. Steve Johnson
7. Ellen Bildstein
8. Cass Ensberg

Written correspondence from Steve Johnson, Rob Fredericks, Christin Pierron, Kevin Dumain, Dennis Doordan, Detty Peikert, Cass Ensberg, Richard Six, Robert L. Ooley, Dennis Whelan, Pat Saley, Jessica Wishan de L'arbre, Amy Fitzgerald Tripp, and Fred L. Sweeney was acknowledged.

Public comment closed at 2:10 p.m.

Commissioner comments:

Commissioner Wiscomb:

- Remove contemporary design on the east and west side.
- Definitions that are specific to ODDS should be moved to an ODDS definition section in Title 25.
- Clarify the allowance of State Density Bonus Law incentives/concessions or waivers.
- Change the Community Open Space Plaza dimensions from 50' x 50' to something more flexible. Suggestion to provide a minimum dimension in one direction and total minimum square footage.
- Tighten up the definition of top of bank.

- Amend building type to allow an interior courtyard.
- Prioritize affordable housing if possible. Suggestion for developers providing affordable housing to skip to the head of the line.
- Greatly appreciates the transparent process. When ODDS came before Planning Commission (PC) in July 2023 it had some subjectivity, but now it provides clear, objective, and measurable standards.
- Appreciates that ODDS has pedestrian-oriented standards that keep the city special, attractive, and livable.
- The goals are commendable.
- The quick code guide checklist is an excellent tool that allows developers to determine whether to look in Title 25 or Title 30.
- ODDS should be in the best interest of the community, so it needs to be stricter rather than looser.
- Looking forward to seeing the checklist for utilizing ODDS.
- Suggestion for ODDS to return to PC after a couple of years or after a certain number of projects have used it.
- Suggestion to meet with the Housing Authority regarding feedback on ODDS before returning to PC.
- Retain the 90-year affordable housing covenant in Title 30.

*** THE COMMISSION RECESSED FROM 3:55 TO 4:02 P.M. ***

Commissioner Lodge:

- Agrees with Commissioner Wiscomb regarding removing contemporary design from the east and west side. She would be OK removing it citywide.

Commissioner Wardlow:

- Thank you to staff and everyone involved in creating ODDS.
- Agrees with Commissioner Wiscomb's comments.
- Recommendation to proactively meet with developers and the Housing Authority for their feedback on ODDS before returning to PC.

Commissioner Barnwell:

- Agrees with Commissioner Wiscomb's comments.
- Remove contemporary design from the east and west side.
- Move applicable definitions into the ODDS document.
- Clarify bonus density waivers.
- Change the plaza size to something more flexible.
- Define top of bank.
- Prioritize affordable housing as much as possible.
- Retain the 90-year affordable housing covenant in Title 30

Commissioner DeLuccio:

- Agrees with Commissioner Wiscomb's comments.
- Especially excited about removing contemporary design from the east and west side as well as further addressing courtyards.
- We need to keep this moving; there will always be issues.

Chair Baucke:

- Agrees with Commissioner Wiscomb's comments.
- Suggestion for ODDS to return to PC one year after adoption.

MOTION: Wiscomb / Lodge

Continue to the Special Planning Commission Meeting on August 29, 2024 with the following comments:

1. Definitions that are specific to ODDs should be moved to a definition section in ODDS.
2. Add a footnote to Table 25.01.040.A, General Plan Land Use Designation Correlated to ODDs Zones, defining the Zones.
3. Clarify that State Density Bonus incentives/concessions or waivers are applicable in ODDS.
4. Change the plaza in Community Open Space from 50' x 50' minimum to a dimension in one direction and a square footage minimum.
5. Remove contemporary style group as an allowed style from the east and west side.
6. Tighten the definition of top of bank in Title 30.
7. Prioritize affordable housing if possible.
8. Amend the courtyard building type to allow an interior courtyard.
9. Retain the 90-year affordable housing covenant in Title 30.
10. Meet with the Housing Authority and other housing developers to determine if there are adjustments that can be made to ODDs.
11. Return to Planning Commission with a status report after x months or after x amount of projects, whichever comes first after adoption of the ODDS. Staff to determine the parameters of "x".

The motion carried by the following vote:

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

IV. ADMINISTRATIVE AGENDA

ACTUAL TIME: 4:28 P.M.

A. Committee and Liaison Reports:

1. Staff Hearing Officer Liaison Report

No report.

2. Other Committee and Liaison Reports

No reports.

B. Discussion on Subcommittees and Workshops

No discussion held.

V. ADJOURNMENT

Chair Baucke adjourned the meeting at 4:29 p.m.

Submitted by,

Mariah Johnson

Mariah Johnson, Commission Secretary