City of Santa Barbara

PLANNING COMMISSION
MINUTES
MARCH 6, 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 1:00 p.m.

I. ROLL CALL

Chair Devon Wardlow, Commissioners Brian Barnwell, Donald DeLuccio, Bejamin Peterson, and Lesley Wiscomb

Absent: Commissioners Baucke and Boss

STAFF PRESENT

John Doimas, Assistant City Attorney
Megan Arciniega, Senior Planner
Pilar Plummer, Associate 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:

No announcements.

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

1. February 13, 2025 Planning Commission Minutes

2. Planning Commission Resolution No. 001-25
2 S. Quarantina St

MOTION: DeLuccio / Barnwell
Approve the minutes and resolution as presented.

The motion carried by the following vote:
Ayes: 5 Noes: 0 Abstain: 0 Absent: 2 (Baucke and Boss)

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

Public comment opened at 1:02 p.m., and as no one wished to speak, it closed.

Written correspondence from Ronald Arruejo was acknowledged.

III. NEW ITEM

ACTUAL TIME: 1:03 P.M.

518 - 524 N MILPAS ST

Assessor's Parcel Number:	031-241-040 & 031-241-041
Zoning Designation:	C-R (Commercial Restricted) & C-G (Commercial General)
Application Number:	PRE2023-00121
Applicant:	Ed DeVicente, DMHA Architecture & Interiors
Owner:	A J Vido Incorporated James Merritt, Representing Member

The project involves a voluntary lot merger of 518 and 524 N Milpas Street (APNs 031-241-041 & 031-241-040) to create a 22,935-square-foot lot, and involves demolition of all existing site improvements, including a car wash, parking lot, and a two-story mixed use building comprised of a nightclub and four-unit apartment to allow for construction of a 23-unit three-story residential apartment complex developed under the City's Average Unit-Size Density (AUD) Incentive Program and the States's Density Bonus Program. The unit mix is comprised of four studio units, two 1-bed units, 14 2-bed units, and three 3-bed units, ranging in size from 487 square feet to 2,080 square feet, with an average unit size of 924 square feet. Two units would be restricted to very-low-income households, and two units would be restricted to moderate-income households. The first level of the project includes 20 covered vehicle parking spaces and a bicycle storage room; three uncovered parking spaces will be located offsite at 907 East Haley Street with an offsite parking agreement.

The project is being presented to the Planning Commission for AUD concept review and comments only pursuant to SBMC §30.150.060.E; no decisions will be made at this meeting, nor will any determination be made regarding environmental review of the project.

Pilar Plummer, Associate Planner, gave the Staff presentation. Teresa Sjoting, Assistant Transportation Planner, was available to answer questions.

Ed DeVicente, DMHA Architecture; Ryan Mills, DMHA Architecture; and Guillermo Gonzalez, Landscape Architect, gave the Applicant presentation, and were joined by James Merritt, Property Manager.

Public comment opened at 1:42 p.m., and the following individuals spoke:

1. George Trujillo
2. Britta Bartels
3. Steve Johnson

Written correspondence from Rick Closson and Steven Johnson was acknowledged.

Public comment closed at 1:51 p.m.

MOTION: Wiscomb / DeLuccio

1. The Commission feels the overall design is beautiful and appreciates the generous common area design.
2. The Commission would like the Historic Landmarks Commission to consider the design of access to the three offsite parking spaces to make it easier for residents.
3. Consider trying to increase parking with compact stalls, if not already at 30% compact.
4. Work with the Urban Forest Superintendent from the Parks and Recreation department to consider adding more street trees than the one that is currently projected as a way to soften the project.
5. The Commission appreciates the archway in the design.
6. Consider rounding off the corners of the building.
7. The Commission encourages reviewing the mix of market-rate and income dependent units in an effort to include more affordable units.
8. The Commission is in favor of a local preference program.
9. The Commission would like the Historic Landmarks Commission to consider two additional story poles at the back half of the project where the townhouses are proposed.
10. The Commission feels that this project is consistent with General Plan policies.
11. The Commission recommends including a photo simulation in conjunction with the story poles.
12. One Commissioner encouraged studying the inclusion of an elevator for accessibility concerns; however other Commissioners expressed concern about the potential financial impacts of an elevator on the project.

The motion carried by the following vote:
Ayes: 5 Noes: 0 Abstain: 0 Absent: 2 (Baucke and Boss)

IV. ADMINISTRATIVE AGENDA

ACTUAL TIME: 3:10 P.M.

A. Committee and Liaison Reports:

1. Staff Hearing Officer Liaison Report

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

2. Other Committee and Liaison Reports

   Commissioner DeLuccio reported on the Historic Landmarks Commission meeting of February 26, 2025.

B. Discussion on Subcommittees and Workshops

No discussion.

V. ADJOURNMENT

Chair Wardlow adjourned the meeting at 3:14 p.m.

Submitted by,

Jasper Carman

Jasper Carman, Commission Secretary