City of Santa Barbara

PLANNING COMMISSION MINUTES
MAY 12, 2022

1:00 P.M.
City Hall, Council Chambers
735 Anacapa Street; and
1026 Via Los Padres
Santa Barbara 93111

COMMISSION MEMBERS:
Gabriel Escobedo, Chair
Roxana Bonderson, Vice Chair
John M. Baucke
Jay D. Higgins
Sheila Lodge
Devon Wardlow
Lesley Wiscomb

STAFF:
Tava Ostrenger, Assistant City Attorney
Allison DeBusk, Senior Planner
Gillian Fennessy, Commission Secretary

CALL TO ORDER

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

I. ROLL CALL

Chair Gabriel Escobedo, Vice Chair Roxana Bonderson, Commissioners John M. Baucke, Jay D. Higgins, Sheila Lodge, Devon Wardlow (until 3:26), and Lesley Wiscomb

STAFF PRESENT

Tava Ostrenger, Assistant City Attorney
Dan Hentschke, Assistant City Attorney
Allison DeBusk, Senior Planner
Kathleen Kennedy, Project Planner
Robert Dostalek, Associate Planner
Chelsey Swanson, Acting Supervising Transportation Planner
Kaitlin Mamulski, Associate Transportation Planner
Adam Hendel, Principal Engineer
Tony Ruggieri, City TV Production Supervisor
Janet Ahern, City TV Production Specialist
Gillian Fennessy, 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. April 21, 2022 Planning Commission Minutes

MOTION: Higgins / Wiscomb
Approve the minutes as amended.

The motion carried by the following vote:
Ayes: 7 Noes: 0 Abstain: 0 Absent: 0

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

Public comment opened at 1:07 p.m., and as no one wished to speak, it closed.

Written correspondence from Alayna Fraser, AIA SB President was acknowledged.

III. NEW ITEM

A. ACTUAL TIME: 1:07 P.M.

701 N. MILPAS STREET *(formerly 711 N. Milpas Street)*

Assessor's Parcel Number:	031-121-025
Zoning Designation:	C-G (Commercial General)
Application Number:	PLN2021-00513
Applicant / Owner:	RRM Design Group / 711 N. Milpas Partners, L.P.

A revised proposal for a mixed-use project containing 82 residential units and approximately 1,365 square feet of nonresidential floor area, consistent with the City-Council-approved Development Agreement for the 1.52-acre site at the northwest corner of Milpas and Ortega Streets.

The project would increase the number of rental housing units from 76 to 82, and designate 16 of those units as moderate-income affordable units. The architecture would change from contemporary to Spanish-Mediterranean-style. The building height would increase from 45 feet to 48 feet with some portions measuring 52 feet maximum. The commercial space would be reduced from 2,737 to 1,365 square feet. The residential amenities would be enhanced to include an expanded fitness area (from 715 square feet to 3,989 square feet) and a business center with two conference rooms. The number of parking spaces would increase from 88 to 110. The density would increase form 50 units/acre to 54 units/acre.

The discretionary applications under consideration by the Planning Commission for this project are:

1. A Height Exception to allow a Community Benefit Project to be between 45 and 60 feet in height (SBMC §30.140.100.B);

2. A Front Setback Modification to allow uncovered parking spaces to encroach into the required front setback along Ortega Street (SBMC §30.150.090 and SBMC §30.250.020); and

3. A Parking Modification to allow less than the required number of parking spaces (SBMC §30.150.090 and SBMC §30.250.020).

The project is exempt from further environmental review under Section 15332 (In-Fill Development Projects) of the California Environmental Quality Act.

Kathleen Kennedy, Project Planner, gave the Staff presentation.

Jarrett Gorin, Vanguard Planning, gave the Applicant presentation. Tony Tomasello and Brian Launder, RRM Design Group, were available to answer questions.

Public comment opened at 1:41 p.m., and the following individuals spoke:

1. Don Scott
2. A. Sanchez
3. Ann Hefferman
4. Natalia Govoni

Public comment closed at 1:52 p.m.

Written correspondence from Paulina Conn, Donald Scott, and Sebastian Aldana was acknowledged.

MOTION: Wiscomb / Higgins **Assigned Resolution No. 003-22**
Approve the project, making the findings for the Height Exception, Front Setback Modification, and Parking Modification as outlined in the Staff Report dated May 5, 2022, subject to the Conditions of Approval as outlined in the Staff Report, with the following comment and recommendation:

1. This Commission has struggled with Height Exception Findings for a few projects including this one; however, they have full faith in the Design Boards, specifically Architectural Board of Review for this project, to make changes in design and ensure this project will be exemplary in architecture and design. This is true for sensitivity to context as well.
2. The Commission recommends, according to Section 12 in the Development Agreement under Mutual Cooperation, that the fitness area and business center with two conference rooms as outlined in Exhibit B of the Development Agreement be reviewed by the Community Development Director to be in substantial conformance with plans submitted.

The motion carried by the following vote:
Ayes: 7 Noes: 0 Abstain: 0 Absent: 0

The ten calendar day appeal period was announced.

*** THE COMMISSION RECESSED FROM 3:26 TO 3:37 P.M. ***

B. ACTUAL TIME: 3:37 P.M.

25 LAS ALTURAS ROAD

Assessor's Parcel Number:	019-331-019
Zoning Designation:	RS (Residential Single Unit)
Application Number:	PLN2021-00417
Applicant / Owner:	Fielding Featherston / T& D Schaberg Family Trust

Proposal to convert the existing 427 square foot carport to a 2-car garage with a 457 square foot second-story addition above. Project includes a 72 square foot addition at the lower level, an interior remodel, and window replacements throughout the 1,790 square foot single-unit residence located in the Hillside Design District. The proposed total of 2,675 square feet on a 6,098 square foot lot is 99% of the maximum required floor-to-lot area ratio.

The discretionary application under consideration by the Planning Commission for this project is a Maximum Floor Area (Floor-to-Lot Area Ratio) Modification of the net floor area standards prescribed by SBMC Table 30.20.030.A to allow 2,675 square feet of net floor area that would otherwise be precluded by SBMC §30.20.030.A.1.b.i (SBMC §30.250.020).

The project is exempt from further environmental review under Section 15301 (Existing Facilities) of the California Environmental Quality Act.

Robert Dostalek, Associate Planner, gave the Staff presentation.

Clay Aurell, AB Design Studio, gave the Applicant presentation.

Public comment opened at 3:56 p.m., and as no one wished to speak, it closed.

MOTION: Baucke / Higgins **Assigned Resolution No. 004-22**
Approve the project, making the findings for the Maximum Floor Area (Floor-to-Lot Area Ratio) Modification as outlined in the Staff Report dated May 5, 2022, subject to the Conditions of Approval as outlined in the Staff Report.

The motion carried by the following vote:
Ayes: 6 Noes: 0 Abstain: 0 Absent: 1 (Wardlow)

The ten calendar day appeal period was announced.

IV. RECOMMENDATION TO COUNCIL

ACTUAL TIME: 4:07 P.M.

ZONING ORDINANCE AMENDMENT (TITLE 30): EMERGENCY SERVICE ANTENNAS; PLN2021-00223

Discussion of proposed amendments to the Inland Zoning Ordinance, Sections 30.185.410 “Telecommunications Facilities and Antennas” and 30.300.010 (Definitions “A”) to add the exemption for emergency service antenna that was inadvertently not carried over from Title 28, to make technical and clean-up amendments to definitions, to clarify the permitting process, and to make other non-substantive revisions. This is a draft of the amendments and the scope of the amendments may change upon review by the Planning Commission, and upon future review by the City Council. Interested parties may follow the changes as they are posted on the web site.

The project is exempt from further environmental review under Section 15305 (Minor Alterations) of the California Environmental Quality Act.

MOTION: Higgins / Wiscomb
Waive the Staff Presentation.

This motion carried by the following vote:
Ayes: 6 Noes: 0 Abstain: 0 Absent: 1 (Wardlow)

Dan Hentschke, Assistant City Attorney was available to answer questions.

Public comment opened at 4:09 p.m., and as no one wished to speak, it closed.

MOTION: Wiscomb / Lodge
Recommend that City Council approve the proposed amendments to the Inland Zoning Ordinance.

This motion carried by the following vote:
Ayes: 6 Noes: 0 Abstain: 0 Absent: 1 (Wardlow)

V. ADMINISTRATIVE AGENDA

ACTUAL TIME: 4:13 P.M.

A. Committee and Liaison Reports:

1. Staff Hearing Officer Liaison Report

   No report.

2. Other Committee and Liaison Reports

   a. Commissioner Lodge reported on the April 27, 2022 and May 11, 2022 meetings of the Historic Landmarks Commission.
   b. Commissioner Bonderson reported on the April 18, 2022 meeting of the State Street Advisory Committee.
   c. Chair Escobedo reported on the May 12, 2022 meeting of Downtown Parking Committee.

VI. ADJOURNMENT

Chair Escobedo adjourned the meeting at 4:22 p.m.

Submitted by,

Gillian Fennessy

Gillian Fennessy, Commission Secretary