



City of Santa Barbara

PLANNING COMMISSION

MINUTES

JULY 15, 2021

1:00 P.M.

This Meeting was Conducted Electronically
SantaBarbaraCA.gov

COMMISSION MEMBERS:

Deborah L. Schwartz, Chair
Gabriel Escobedo, Vice Chair
Roxana Bonderson
Jay D. Higgins
Sheila Lodge
Barrett Reed
Lesley Wiscomb

STAFF:

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

CALL TO ORDER

Chair Schwartz called the meeting to order at 1:00 p.m.

I. ROLL CALL

Chair Deborah L. Schwartz, Vice Chair Gabriel Escobedo, Commissioners Roxana Bonderson, Sheila Lodge, Barrett Reed, and Lesley Wiscomb

Absent: Jay D. Higgins

STAFF PRESENT

Tava Ostrenger, Assistant City Attorney
Allison DeBusk, Senior Planner
Kathleen Kennedy, Project Planner
Timmy Bolton, Associate Planner
Kaitlin Mamulski, Associate Transportation Planner
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:

Ms. DeBusk announced the following:

1. The appeal of the project at 11 Anacapa Street has been withdrawn.

2. The appeal of 2 S. Quarantina Street has been scheduled for the August 10, 2021 City Council meeting. Commissioner Wiscomb will represent the Planning Commission at the hearing.

C. 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.

Written correspondence from Local Man was acknowledged.

III. **NEW ITEM**

ACTUAL TIME: 1:05 P.M.

701 N. MILPAS STREET (FORMERLY 711 N. MILPAS STREET) ZONE: C-G (COMMERCIAL GENERAL), LAND USE DESIGNATION: COMMERCIAL/ HIGH DENSITY RESIDENTIAL (28-36 DU/AC)/ PRIORITY HOUSING OVERLAY (37-63 DU/AC), APN: 031-121-025, PLN2015-00561, APPLICANT/ OWNER: RRM DESIGN GROUP/ 711 N. MILPAS PARTNERS, L.P.

The proposal consists of a Development Agreement between the City of Santa Barbara and 711 N. Milpas Partners, L.P. prepared in accordance with the term sheet authorized by the City Council on August 18, 2020. The Owner seeks to secure approval for revisions to an approved project. The revised project would increase the number of rental housing units from seventy-six (76) to eighty-two (82), designate sixteen (16) of those units as moderate-income affordable units, and alter the exterior architecture to Spanish Mediterranean style. The new four-story mixed-use building would also include 1,365 square feet of commercial space and residential amenities consisting of a fitness room, leasing office, and business center with conference rooms. The project includes 104 residential parking spaces, including 22 spaces created by mechanical parking lifts, and 6 commercial parking spaces. The Development Agreement requires a Recommendation from the Planning Commission to the City Council and approval by the City Council. It is anticipated that a Height Exception and Setback Modification by the Planning Commission, and Project Design and Final approvals by the Architectural Board of Review, will be required after approval of the Development Agreement.

Kathleen Kennedy, Project Planner, gave the Staff presentation. Kaitlin Mamulski, Associate Transportation Planner was available to answer questions.

Jarrett Gorin, Principal Planner, Vanguard Planning; gave the Applicant presentation. Chris Dufour, Landscape Architect, RRM Design Group; Elijah Pearce, RRM Design Group; and Tony Tomasello, RRM Design Group were available to answer questions.

Public comment opened at 1:36 p.m., and the following individual spoke:

1. Nadia Abushanab

Written correspondence from Paulina Conn and Francesca Galt was acknowledged.

Public comment closed at 1:38 p.m.

*** THE COMMISSION RECESSED FROM 2:45 TO 2:55 P.M. *****MOTION: Wiscomb / Bonderson**

The Planning Commission recommends that the City Council approve the Development Agreement as modified, making the findings outlined on page 10 of the Staff Report. The modifications are as follows:

1. On page 13 of 86 of the Staff Report, under D., resolve language with the language in the term sheet on page 55 of 86 regarding the term of affordability for the 16 affordable units.
2. On page 25 of 86 of the Staff Report, change the "local preference" language to: "Sixteen moderate-income units will be provided and, for those units, the owners voluntarily agree to use reasonable and good faith efforts to implement a "local preference," specifically for local first responders and local teachers, to the extent the local preference leasing policy is consistent with the state and federal law."
3. On page 22 of 86 of the Staff Report, under definitions, include a definition of "Moderate-Income Affordable Unit" and that language can be taken from City policies. Additionally, include that Staff recommends that the percentage mix of one- and two-bedroom affordable units generally follows the percentage mix of all of the units.

The motion carried by the following vote:

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

IV. ADMINISTRATIVE AGENDA**ACTUAL TIME: 3:23 P.M.****A. Committee and Liaison Reports:****1. Staff Hearing Officer Liaison Report**

No report.

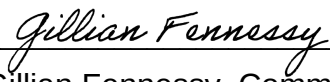
2. Other Committee and Liaison Reports

- a. Commissioner Lodge reported on the July 7, 2021 meeting of the Historic Landmarks Commission.
- b. Commissioner Wiscomb reported on the July 2, 2021 meeting of the Plaza De La Guerra Working Group.
- c. Commissioner Escobedo reported on the Parks and Recreation Commission meeting.
- d. Commissioner Bonderson reported on the June 24, 2021 meeting of the Transportation and Circulation Committee and the June 14, 2021 meeting of the Architectural Board of Review.
- e. Commissioner Schwartz reported on the Highway 101 Improvements Design Working Group meeting.

V. ADJOURNMENT

Chair Schwartz adjourned the meeting at 3:39 p.m.

Submitted by,



Gillian Fennessy, Commission Secretary