



# City of Santa Barbara

## PLANNING COMMISSION

### MINUTES

### OCTOBER 10, 2019

1:00 P.M.  
City Hall, Council Chambers  
735 Anacapa Street  
[SantaBarbaraCA.gov](http://SantaBarbaraCA.gov)

#### COMMISSION MEMBERS:

Lesley Wiscomb, *Chair*  
Mike Jordan, *Vice Chair*  
John P. Campanella  
Jay D. Higgins  
Sheila Lodge  
Deborah L. Schwartz  
Addison Thompson

#### STAFF:

Tava Ostrenger, Assistant City Attorney  
Allison DeBusk, Senior Planner  
Heidi Reidel, Commission Secretary

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#### CALL TO ORDER

Chair Wiscomb called the meeting to order at 1:05 p.m.

#### I. ROLL CALL

Chair Lesley Wiscomb, Vice Chair Mike Jordan, Commissioners John P. Campanella, Jay D. Higgins, Sheila Lodge, Deborah L. Schwartz, and Addison Thompson

#### STAFF PRESENT

Tava Ostrenger, Assistant City Attorney  
Renee Brooke, City Planner  
Daniel Gullett, Principal Planner  
Allison DeBusk, Senior Planner  
Rob Dayton, Principal Transportation Planner  
Jessica Metzger, Project Planner  
Heidi Reidel, 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. Comments from members of the public pertaining to items not on this agenda:

Public comment opened at 1:06 p.m.

The following individuals spoke:

1. Anna Marie Gott
2. Christel Barros

Written correspondence from Johnathan Dolev was acknowledged.

Public comment closed at 1:09 p.m.

**III. DISCUSSION ITEM**

**ACTUAL TIME: 1:10 P.M.**

**AVERAGE UNIT-SIZE DENSITY INCENTIVE PROGRAM AMENDMENT DIRECTION.**

Staff recommends that the Planning Commission review preliminary amendment direction and identify which amendments should move forward for further consideration at the joint City Council/Planning Commission hearing on November 14, 2019.

Staff has prepared a proposal for City-wide amendments for multi-unit housing for consideration including:

- Density
  - Increases to densities in the Central Business District and along State Street up to Mission Street
  - Decreases to densities in the Milpas Street corridor
- Parking
  - New parking in-lieu fee option inside the Central Business District
  - Allowing unbundled parking City-wide
  - Prohibiting residents of new development from participating in the Residential Parking Program City-wide
  - Additional parking requirement outside the Priority Housing Overlay
- Eliminating open yard requirement for the blocks between Anacapa and Chapala Streets in the Central Business District
- New maximum limits to building sizes related to lot area
- Increase in height limit in the C-G and M-C Zones in the Priority Housing Overlay
- New regulations requiring no net loss of units affordable to very low and low income households
- Stronger controls on the redevelopment of mobile home parks
- Additional Planning Commission authority
- Extension of AUD Trial Period until updated Multi-Unit Housing Standards are adopted by City Council

Jessica Metzger, Project Planner, gave the Staff presentation. Renee Brooke, City Planner; Daniel Gullett, Principal Planner; and Rob Dayton, Principal Transportation Planner were available to answer questions.

Public comment opened at 1:55 p.m., and the following individuals spoke:

1. Brian Cearnal
2. Jarrett Gorin, Vanguard Planning Inc., support (Thibault Heck ceded time to Mr. Gorin.)
3. Daniel Colantonio, Hustlers for Humanity, support
4. Adam Sandroni, support
5. Steve Fort, Coastal Housing Coalition
6. Steve Dowty, Pearl Chase Society
7. Dale Aazam, Housing Authority of City of Santa Barbara, support
8. Christel Barros, oppose
9. Anna Marie Gott (Glenita Uriarte ceded time to Ms. Gott)
10. Alex Pujo, support
11. Carrie Kelly, Downtown Santa Barbara, support
12. Fred Sweeney (David Beavers ceded time to Mr. Sweeney)
13. Pat Saley (Steve Hausz ceded time to Ms. Saley)
14. Rick Closson (Cathy Closson ceded time to Mr. Closson)
15. Linda Honikman, support
16. Matt Lowe
17. Ed de Vicente, AIA Advocacy, Downtown Economic Vitality, support
18. Cameron Gray, Community Environmental Council
19. Mary Louise Days
20. Ellie Jolly, support
21. Roxana Bonderson (Robert Ney ceded time to Ms. Bonderson)
22. Stephanie Armstrong, The Chamber of the Santa Barbara Region, support
23. Trey Pinner, Downtown Parking
24. Bonnie Donovan
25. Christine Neuhauser, oppose
26. Greg Reitz, support

Written correspondence from Rob Fredericks, Alex Pujo, Pat Saley, Steve Dowty, Sally Sphar, Keith Rivera, Greg Reitz, Rick Closson, Steve Fort, Clay Aurell, Anna Marie Gott, and David Landecker was acknowledged.

Public comment closed at 3:19 p.m.

**\* THE COMMISSION RECESSED FROM 3:19 TO 3:30 P.M. \***

Commissioner comments:

Commissioner Thompson:

- Suggests no maximum density in the Central Business District which would enable repurposing of existing buildings and micro units.
- Favors no in-lieu fees in the Central Business District to incentivize repurposing existing buildings.
- Stated a form based code would be ideal in the Central Business District.
- Supports Planning Commission decision making authority because design review boards are having difficulties making land use decisions without the degree of staff support

provided to the Planning Commission. Further, design review boards are not chartered to make land-use decisions while the Planning Commission is.

Commissioner Higgins:

- Suggests expanding unbundled parking into city lots.
- Suggests a discussion on a two bedroom unit requirement.
- Stated that excluding creek buffer area and affordable housing from FARs is too complicated.
- Would vote against “no net loss” of affordable housing units if it becomes a barrier to housing production.
- Asked to explore extending high density and priority overlay further up State Street.
- Asked to explore for-sale unit incentives.
- Would like to hear more about the concept of Transfer of Development Rights.
- Interested in a block by block study in conjunction with FARs.
- Stated that we should build excitement for parking in-lieu fees.
- Would like to see the permit process more streamlined.
- Suggests flexibility in the program to allow for micro units.

Commissioner Lodge:

- Stated that there needs to be an increase in parking on larger units outside of the Central Business District.
- Stated that increasing the maximum height does nothing to increase the number of units and only increases the cost of building, heating, and cooling.
- Concerned about livability if the open yard requirement is eliminated.
- Suggests no net loss of units for all income types.
- Stated that priority overlay should be removed from the areas of the potential Castillo and De La Vina historic districts.

Commissioner Campanella:

- Asked to limit parking in-lieu fees in the Central Business District to \$10,000.
- Stated that increasing the parking minimum will reduce density and increase expense.
- Asked to limit height increase to zones where there are water table problems.
- Would like the City to encourage developers who are removing units to rebuild under state density bonus.
- Believes the trial period should end immediately.

Commissioner Schwartz:

- Would like phasing and prioritizing of amendments.
- Stated that there was not data based evidence for removing priority overlay from Milpas Corridor and is concerned about unintended consequences.
- Indicated skepticism of parking in-lieu fees until more detail is provided.
- Asked that Planning Commission review projects early in the process.
- Would like to see creative problem solving on ending the trial period.
- Would like to engage the American Institute of Architects on the block by block FAR study.

Chair Wiscomb:

- Stated that the parking in-lieu fee revenue needs specificity for its use.
- Stated that increasing the maximum height addresses some accessibility concerns.

- Stated that extending the trial period provides developers a chance to continue their applications knowing that the program limit is no longer set at 250 units.

**MOTION: Thompson/Schwartz**

Continue one week to October 17, 2019.

This motion carried by the following vote:

Ayes: 4 Noes: 0 Abstain: 0 Absent: 3 (Jordan, Higgins, and Lodge)

**IV. ADMINISTRATIVE AGENDA**

**ACTUAL TIME: 6:38 P.M.**

**A. Committee and Liaison Reports:**

**1. Staff Hearing Officer Liaison Report**

No report.

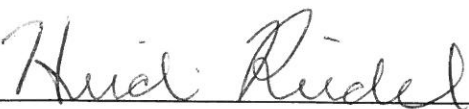
**2. Other Committee and Liaison Reports**

- a. Commissioner Schwartz reported on the October 18, 2019 meeting of the Olive Mill/Coast Village Road Roundabout.
- b. Commissioner Campanella reported on the October 23, 2019 meeting of the University of California, Berkley Discussion of Urban Housing Development.

**V. ADJOURNMENT**

Chair Wiscomb adjourned the meeting at 6:40 p.m.

Submitted by,



Heidi Reidel, Commission Secretary