



City of Santa Barbara

PLANNING COMMISSION

MINUTES

AUGUST 15, 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 1:00 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: Boss

STAFF PRESENT

Tava Ostrenger, Assistant City Attorney
Megan Arciniega, Senior Planner
Kathleen Kennedy, Project 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:

Ms. Arciniega announced that the project previously agendized for today's hearing, 3237 Edgewater Way, has been postponed indefinitely.

B. Announcements and appeals:

No announcements.

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

Public comment opened at 1:01 p.m., and as no one wished to speak, it closed.

III. **CONCEPT REVIEW AND INITIATION REQUEST**

ACTUAL TIME: 1:02 P.M.

1 HOT SPRINGS ROAD

Assessor's Parcel Number: 017-393-002

Zoning Designation: R-1/S-D-3 (One-Family Residence/Coastal Overlay)

Application Number: PLN2024-00217 Filing Date: May 26, 2024

Owner: Santa Barbara Cemetery Association

Applicant: Brian Holland

The proposed project consists of a new 22-unit residential development comprised of two- and three-story townhouses with private garages and carports on a vacant lot of approximately 2.4 acres. The project is proposed under the variable density provisions of Title 28 and consists of 5 studios, 5 two-bedroom units, and 12 three-bedroom units. Four units (20%) would be restricted to low-income households. The average unit size is 1,421 square feet and the gross building area is 31,258 square feet. The proposed density is 11 dwelling units per acre.

The project site is currently zoned R-1/S-D-3 (One-Family Residence/Coastal Overlay) and has a Coastal Land Use Plan designation of Parks/Open Space. The project includes a request to change the zone to R-3/SD-3 (Limited Multiple Family Residence/ Coastal Overlay) and to change the Coastal Land Use Plan designation to Medium Density Residential (12 du/ac).

The purpose of an initiation discussion is to determine whether a project generally meets City policies, identify potential zoning and land use designation changes, and provide the applicant with positive comments to move forward with the proposal, if warranted. The purpose of the concept review hearing is to allow the Planning Commission and the public an opportunity to review the proposed project and provide comments prior to the applicant designing the project any further.

No appealable decisions will be made at this meeting, nor will any determination be made regarding environmental review of the proposed project.

As currently designed, the project would require the following discretionary applications at a future time:

From the Planning Commission:

- A. A Setback Modification to allow encroachments into the required front and interior setbacks (SBMC §28.92.110 and 28.21.060);
- B. A Coastal Development Permit to allow the proposed development in the Non-Appealable Jurisdiction of the City's Coastal Zone (SBMC §28.44.060); and

From the City Council:

- C. A Local Coastal Program Amendment to change the coastal land use designation from Parks/Open Space to Medium Density Residential (12 du/ac); and
- D. A Local Coastal Program Amendment for a Coastal Zoning Map Amendment to change the zone from R-1/SD-3 (One-Family Residence/Coastal Overlay) to R-3/SD-3 (Limited Multiple Family Residence/ Coastal Overlay) Zone.

Kathleen Kennedy, Project Planner, gave the Staff presentation.

Brian Holland, Applicant, gave the Applicant presentation, and was joined by Mark Kirkhart, DesignARC, Architect; and Rick Hoffman, Board Member, Santa Barbara Cemetery Association.

Public comment opened at 1:27 p.m., and as no one wished to speak, it closed.

Written correspondence from David Fishbein, Joseph Miller, and Harry Fowler was acknowledged.

Commission comments:

Commissioner Wiscomb:

- Widen the parkway from 4 feet to something more substantial, particularly with all of the trees.
- Show tree replacement ratios.
- Suggestion to mix the affordable units to include one studio, two 2 bedrooms, and one 3 bedroom. This would allow for more flexibility for people with 80% AMI.
- Appreciates the idea of celebrating the Coastal Zone in the roundabout.
- Staff should discuss the R-3 versus HRC-2 with the Coastal Commission.
- Greatly appreciates that the team is local as the project site is quite visible.
- Suggestion to have spaces for kids. Looks forward to seeing the location and development of those spaces.
- Appreciates the permeable pavement.
- Suggestion to celebrate the entrance from Channel Drive as an ADA entrance.
- Appreciates the architecture and concept.
- Supports the initiation request.
- The site is suitable for a housing project.
- The density is appropriate.
- Prefers the R-3 zone over HRC-2.

Commissioner Wardlow:

- This is a great first step and is excited to see land that is underutilized move forward with a project that would support the City's housing goals.
- The project benefits the cemetery which is a huge community benefit and gives some economic viability back to them.
- The site is appropriate for a housing project.
- Supportive of the density.
- Supportive of the R-3 zone.

- Appreciates the varied approach to the heights of the building. Appreciates the different types of affordable unit sizes proposed. Agrees with Commissioner Wiscomb's comment regarding varied sizes for the affordable units.
- Consider a playground or something on site for kids.
- With the development of the bike baths near the site ensure there are spaces for bikes.
- Appreciates the design from the meandering street perspective as it is very Santa Barbara.
- Appreciates that the project has permeable pavement even though that can be a more expensive choice for the developer.
- Preserving the Historic Landmark at the entry point is important.
- The project is compatible with the neighborhood as the applicant is in the trust of their most prominent neighbor.
- Continue to work with the City regarding the infrastructure development with Highway 101 and the railroad.

Commissioner DeLuccio:

- Suggestion to recognize the site with a plaque, possibly incorporating it into the fountain.
- The project site is suitable for housing.
- Appreciates how the affordable units are dispersed across the site. Agrees with Commissioner Wiscomb's comment regarding varied sizes for the affordable units.
- Shares Chair Baucke's concerns regarding the environmental reports.
- The density is appropriate.
- The design is wonderful and well developed at this early stage of the process.
- Prefers the R-3 zone but understands the concern of his fellow Commissioners regarding the Coastal Commission.

Commissioner Lodge:

- The project site is suitable for a housing project.
- The proposed residential density is appropriate.
- Supports the Initiation of the rezone to R-3 and the Land Use designation change to Medium Density Residential.
- Appreciates the proposed project plans as they look like Santa Barbara.
- Chair Baucke expressed some concerns about the front door being on the south side of the site, but because the project creates a separate community it is appropriate for the entry to be on the driveway side.

Commissioner Barnwell:

- The project site is suitable for a housing project.
- The proposed residential density is appropriate.
- Supports the Initiation of the rezone to R-3 and the land use designation change to Medium Density Residential
- People living in this development will frequently visit the beach, the bird refuge, and Coast Village Road. Consider this path of preference for the pedestrians in terms of the architecture. The ADA access and any adornment that announces the entrance should be at that end of the project.

Chair Baucke

- The project site is suitable for a housing project, but he believes it needs to be tempered with the environmental studies that are forthcoming. He is concerned about the studies as they may introduce mitigation measures that could be problematic for the cost structure.
- The density is fine.
- Supports the 20% affordable units and would be less supportive of the project if that number dropped.
- Suggestion for the HRC-2 zone, but staff will convene with the Coastal Commission regarding the zone.
- The land use designation change to medium density residential is appropriate.
- Concerned about how frontage buildings 1 and 2 fit the street.
- The woonerf can either make or break this project.

MOTION: Wiscomb / DeLuccio

Initiate the zone change from R-1/SD-3 (One-Family Residence/Coastal Overlay) to R-3/SD-3 (Limited Multiple Family Residence/Coastal Overlay) and initiate the Coastal Land Use designation change from Parks/Open Space to Medium Density Residential (12 du/ac), with the following comments:

1. The project site is suitable for a multi-unit housing project.
2. The proposed residential density is appropriate.
3. Supportive of the Front Setback Modification and Coastal Development Permit.

The motion carried by the following vote:

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

IV. ADMINISTRATIVE AGENDA**ACTUAL TIME: 2:24 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 Single Family Design Board (SFDB) meeting of August 7, 2024.
- b. Commissioner DeLuccio reported on the Historic Landmarks Commission (HLC) meeting of August 14, 2024.

B. Discussion on Subcommittees and Workshops

Discussion held.

V. ADJOURNMENT

Chair Baucke adjourned the meeting at 2:29 p.m.

Submitted by,



Mariah Johnson, Commission Secretary