



City of Santa Barbara

PLANNING COMMISSION

MINUTES

NOVEMBER 7, 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
Kira Esparza, Administrative Assistant

CALL TO ORDER

Chair Baucke called the meeting to order at 1:04 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: None

STAFF PRESENT

Tava Ostrenger, Assistant City Attorney
Megan Arciniega, Senior Planner
Pilar Plummer, Associate Planner
Christopher Bell, City TV Production Supervisor
Janet Ahern, City TV Production Specialist
Kira Esparza, Administrative Assistant

II. PRELIMINARY MATTERS

A. Requests for continuances, withdrawals, postponements, or addition of ex-agenda items:

No requests.

B. Announcements and appeals:

C.

Ms. Arciniega announced the following:

1. The appeal for 1269 Ferrelo Rd in will be scheduled for December.

2. The appeal for 313 Vista de La Cumbre will be scheduled for December.
- D. Review, consideration, and action on the following draft Planning Commission minutes and resolutions:
1. [October 3, 2024 Planning Commission Minutes](#)
 2. [Planning Commission Resolution No. 012-24
17-21 W Montecito St](#)
 3. [October 10, 2024 Planning Commission Minutes](#)
 4. [Planning Commission Resolution No. 013-24
1533 State St](#)

MOTION: DeLuccio / Wardlow

Approve the October 3, 2024 minutes and resolution as presented.

The motion carried by the following vote:

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

MOTION: Wiscomb / Barnwell

Approve the October 10, 2024 minutes and resolution as presented.

The motion carried by the following vote:

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

- E. 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 Marell Brooks, on behalf of the Citizens Planning Association, Stephen and Joy Frank, and Steve Johnson was acknowledged.

III. NEW ITEM

ACTUAL TIME: 1:09 P.M.

428 CHAPALA ST

Assessor's Parcel Number: 037-211-026

Zoning Designation: M-C (Manufacturing Commercial)

Application Number: PRE2024-00092

Owner: SBID LLC

Cole Cervantes, Managing Member

Applicant: Lonnie Roy, ON Design Architects

The 15,873-square-foot lot is currently developed with a one-story commercial building and surface parking lot. The Italianate wall only on the south elevation of the existing building is a designated Structure of Merit. The project consists of a proposal to demolish all existing site improvements except the Italianate wall to construct a 33-unit multi-story residential apartment complex developed under the City's Average Unit-Size Density (AUD) Incentive Program and the State's Density Bonus Program. The unit mix is comprised of 20 studio units and 13 one-bedroom units, with 15% of the units proposed to be deed-restricted to very low income. No vehicle parking is proposed pursuant to Assembly Bill-2097. The ground level of the development includes a bike storage room, office, and storage space. Hardscape and landscape improvements are proposed throughout.

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

Staff Contact: Pilar Plummer, Associate Planner
PPlummer@SantaBarbaraCA.gov, (805) 564-5470, ext. 4551

Staff Report*

**Available for viewing online at SantaBarbaraCA.gov/PC*

Pilar Plummer, Associate Planner, gave the Staff presentation.

Scott Martin, RRM Design Group, gave the Applicant presentation, and was joined by Keith Nolan, Applicant representative.

Public comment opened at 1:34 p.m., and the following individuals spoke:

1. Karen McFadden
2. Steve Johnson
3. Sullivan Israel

Public comment closed at 1:44 p.m.

Written correspondence from R.W. Beaver, Cliff Warren, Gordon Schaeffer, and Linda Maron was acknowledged.

Commissioner comments:

Commissioner Wiscomb:

- The large tree at the rear corner that extends into the property needs to be protected, and the root structure should be analyzed.
- Appreciates and supports the Historic Landmark Commission's comments regarding the balconies and awnings. They should have regular rhythm.
- Agrees with the HLC that the arch should be studied. It is currently too fat, but it should still be able to be seen through as that is important and gives an openness to the project.
- The mix of very low and moderate units should be evenly distributed, not only on location but also on amount so that it is not heavily weighted on studios.

- Would like to see more bike space, particularly because the one-bedroom units will probably have two bikes.
- Understands the need for ample storage space, because the units are very small, but would like to see the Applicant explore having another one or two units and still accommodate the storage space and have more than the minimum requirement for bikes.

Commissioner Boss:

- Agrees with other comments regarding the arch, awnings, and tree care consideration.
- Disappointed in the reaction to the request to consider parking arrangements with private lots or permits, or confirming that residents will not have cars. Hope that the Applicant will reconsider the reaction to those requests because it is a community concern.
- Appreciates the courtyard as open space, it is beautiful.
- Hopes that Vera Cruz Park will open to the public so that people who do want access to more green open space will have the opportunity to use that park soon.
- Continue to see developers stating that they are meeting a community need, but they are doing the bare minimum and are layering density bonus or other programs as opposed to meeting the community need which is affordable housing. Hope to move forward with projects that will meet our community needs which are affordable housing projects, whether through incentives or additional requirements.

Commissioner Wardlow:

- Supportive of the project and excited to see more housing coming to Santa Barbara.
- Happy that the Applicant has committed to six affordable units at varied affordability levels. If there is an opportunity to have more housing and more affordability, that is something the Commission would like to see, considering that the project has taken out parking to accommodate more units.
- Likes the centerpiece around the historic wall, it is a good way to showcase it.
- Would be a nice addition to have chairs or places to hang out in the courtyard to utilize that space.
- The size, bulk, and scale are acceptable.
- Agree with the comments on the archway.

Commissioner Barnwell:

- Agrees with other comments from commissioners, particularly the comments regarding the tree in the rear corner.
- The idea of providing one bike parking space per unit in a building that does not have any parking for cars needs to be restudied. It is likely that most units will have more than one bicycle.
- Not having any parking is a huge oversight for the project as residents will still likely have cars.
- Disappointed that the City does not have a comprehensive understanding of parking downtown. There is no curbside parking, no private lots, and the use and rental of the downtown parking structures for residences is inadequate, particularly in this case where we will ask residents with no cars to carry groceries in the rain. Residents will not do that and will probably have a car. If form follows function, then it needs to follow the function which is automobiles.
- If the Planning Commission were making findings, would not be able to make the finding for sound community findings.
- Appreciates the project overall, including unit sizes and the location downtown.

- Santa Barbara Housing Authority recently finished a project on East Cota St that has parking. They are also planning on doing another project on Hope Ave that has parking. This organization is one that targets affordability housing in our community, so it can be done.

Commissioner Lodge:

- The Housing Authority has a project that was recently before the Architectural Board of review that is tearing down a previous Housing Authority property and rebuilding it by using AUD program and State Density Bonus law to have 52 units, all affordable, and provide 76 vehicle parking spaces. So, while overall, the project is appreciated, there is concern regarding over-parking.
- The City has approved a number of projects that are proposed with no parking, but there are no examples built yet to see if it works or not.
- The City needs to look at parking ordinances and see if there are changes that need to be made.

Commissioner DeLuccio:

- Agrees with all comments regarding parking.
- Concerned with AB-2097 but it is out of the Commission's control.
- We will need to see how these projects without parking play out.
- Likes design and how the historic sandstone wall is being incorporated into the design.
- Likes that the design is incorporating micro-units.
- Would be great if more units could be added.
- Concerned about open yard initially, but is satisfied with the courtyard and other open spaces.
- Concerned about the lack of loading/unloading area. In other cities, some developers have carriage lanes, where cars can pull in and out of, and this may be something that should be looked at, or a loading zone.
- This site inventory in the Housing Element calls out 27 units for the site, but it is good that the project is providing more.

Chair Baucke:

- Agrees with comments on architecture, landscape and the tree that is onsite.
- Agrees with awnings and balcony conversation. There may be some other direction and guidance in the Objective Design Standards.
- Agrees with comments as to parking and has the concern that there needs to be a game plan.
- Agrees with the thought process of no parking in the core area of downtown, and that is the way things may trend, but we are pushing the envelope on that before we have the infrastructure, and it will take a while and convert over time. There needs to be a gameplan and system in place for residents who do have a car, whether they park in private or public parking lots.
- The City's Zoning Ordinance should allow for private individuals to build parking lots, as the City may not need to be the party that provides parking for everybody.
- Agrees with the comments on micro-units. The no parking scenarios should be tied, especially from a marketing standpoint, to the micro-units and getting those units in the hands of those whose lifestyles it matches, and to confirm that market does in fact exist.
- We are not ready for a big conversion to a lot of no parking projects in our downtown without some transitional game plan.

MOTION: Wiscomb / DeLuccio

1. The tree needs to be protected, and the root structure should be analyzed.
2. Restudy of the entry arch.
3. Restudy the rhythm of the balconies and awnings
4. The mix of very low and moderate units should be evenly distributed.
5. Study adding more bike parking.
6. Study feasibility of adding another unit.
7. Consider adding site furnishings in the courtyard.
8. It is important that the developer works with the unit holders on parking alternatives.
9. Supports the use of micro-units and smaller units for affordability's sake.
10. Study adding a loading zone.
11. Supports how the historic sandstone wall is incorporated in the project.
12. In general, the Commission supports the project.

The motion carried by the following vote:

Ayes: 7 Noes: 0 Abstain: 0 Absent: 0

IV. ADMINISTRATIVE AGENDA

ACTUAL TIME: 2:52 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 October 21, 2024 meeting of Single Family Design Board, the October 28, 2024 meeting of the Architectural board of Review, and the November 6, 2024 meeting of the Historic landmarks Commission.
- b. Commissioner Boss reported on the Earthquake 25 Alliance.

B. Discussion on Subcommittees and Workshops

No discussion held.

V. ADJOURNMENT

Chair Baucke adjourned the meeting at 3:01 p.m.

Submitted by,

Kira Esparza

Kira Esparza, Administrative Assistant