



City of Santa Barbara

PLANNING COMMISSION

MINUTES

JUNE 1, 2023

1:00 P.M.
City Hall, Council Chambers
735 Anacapa Street
SantaBarbaraCA.gov

COMMISSION MEMBERS:

Roxana Bonderson, Chair
John M. Baucke, Vice Chair
Lucille Boss
Donald DeLuccio
Sheila Lodge
Devon Wardlow
Lesley Wiscomb

STAFF:

Tava Ostrenger, Assistant City Attorney
Allison DeBusk, Senior Planner
Kira Esparza, Commission Secretary

CALL TO ORDER

Chair Bonderson called the meeting to order at 1:01 p.m.

I. ROLL CALL

Chair Roxana Bonderson, Vice Chair John M. Baucke, Commissioners Lucille Boss, Donald DeLuccio, Sheila Lodge, and Lesley Wiscomb

Absent: Devon Wardlow

STAFF PRESENT

Tava Ostrenger, Assistant City Attorney
Allison DeBusk, Senior Planner
Christopher Bell, City TV Production Supervisor
Janet Ahern, City TV Production Specialist
Sarah Gorman, City Clerk Manager
Graciela Reynoso, HR Manager
Dan Gullet, Interim City Planner
Rosie Dyste, Project Planner
Jillian Ferguson, Associate Planner
Jessica Grant, Supervising Transportation Planner
Christopher Hastert, Airport Director
Jessica Metzger, Airport Planner
Kira Esparza, 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. May 11, 2023 Planning Commission Minutes
2. Planning Commission Resolution No. 004-23
1713 Lasuen Rd

MOTION: DeLuccio / Wiscomb

Approve the minutes and resolution as presented.

The motion carried by the following vote:

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

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

Public comment opened at 1:03 p.m., and as no one wished to speak, it closed.

Written correspondence from Maria Black was acknowledged.

III. TRAINING ITEM

ACTUAL TIME: 1:04 P.M.

ADVISORY GROUP PUBLIC SERVICE AND DECORUM TRAINING

Human Resources and City Clerk's Staff will present an Advisory Group Public Service & Decorum Training.

Sarah Gorman, City Clerk Manager, gave the Staff presentation. Mayor Randy Rowse made a presentation. Graciela Reynoso, HR Manager was available to answer questions.

Public comment opened at 1:32 p.m., and as no one wished to speak, it closed.

Training held.

IV. DISCUSSION ITEMS**A. ACTUAL TIME: 1:33 P.M.****DRAFT 2023 HOUSING ELEMENT UPDATE**

Reference Number: PLN2023-00016

The Planning Commission will receive a presentation on the Revised Draft 2023-2031 Housing Element ("Revised Draft"), receive public comment, hold a discussion, and provide feedback to staff.

Rosie Dyste, Project Planner, gave the Staff presentation. Dan Gullett, Interim City Planner, Jillian Ferguson, Associate Planner, and Jessica Grant, Supervising Transportation Planner, were available to answer questions.

Public comment opened at 1:57 p.m., and the following individual spoke:

1. Pat Saley

Written correspondence from Mary Turley, Allied Neighborhoods Association, Vicki Allen and Diane Black, League of Women Voters, Pat Saley, Rob Fredericks, Housing Authority of the City of Santa Barbara, Steve Johnson, Tara Rizzi, AIA Santa Barbara was acknowledged.

Public comment closed at 2:02 p.m.

*** THE COMMISSION RECESSED FROM 3:32 TO 3:45 P.M. ***

Commissioner comments:

Commissioner Wiscomb:

- Commends Staff for all that they have done on the long and difficult work effort. It will be a fine work product when done.
- Appreciative of the public process and the extent, variety, and efforts to reach a broader spectrum of the community. It has been a well vetted and thorough public process.
- Likes Table 42: Examples of Projects on Sites Less Than .5 Acres. This typifies what we have in Santa Barbara. Appreciates tables like those that show the constraints we face being a built-out City with ocean and mountains.
- HE-9: Resource Protection and Development Certainty is a very important program/policy.
- On Goal 8, the City Housing Authority wrote a letter with Exhibit A that encourages expedited review of the funding sources for the Affordable Housing Trust Fund/HOPE. In addition to adding the General Fund as a funding source, also supports the recommended guidelines and eligible uses for the Affordable Housing Fund as outlined in Exhibit A.
- Local preference is very important and should be added to the Housing Element, perhaps in the Affordable Housing Strategy section, with HCD approval.

- Agrees with Pat Saley's comments regarding removing market rate housing from community benefit, evaluating inclusionary, and Policy 4.3, which deals with short-term rentals. These should all be made a priority.
- Inclusionary should be evaluated before HE-10: Affordable Housing Strategy is implemented, and Staff should make sure that the results of the inclusionary evaluation is included in HE-10.
- The Affordable Housing Trust Fund/HOPE should be a high priority and be started soon so that it can be an impactful part of the Housing Element.
- Thanks to all the public comment letters that were submitted, they were very thorough and great to read.

Commissioner Lodge:

- Commends Staff for their work and the challenges they had to face in producing the revised Housing Element document.
- Concurs with Commissioner Wiscomb on Pat Saley's comments.
- In general, the biggest problem is affordable housing. Staff should work on whatever ways to find funding for affordable housing. The HOPE funds should go directly to the construction of real affordable housing. If funds are used to help with down payments, etc. it will help in one instance, and then it is gone. If it is invested in real affordable housing with 90-year covenants, there will be housing for the years to come.
- Thanks to the community for their effort and comments.

Commissioner Boss:

- Appreciates Staff's work to move this forward as quickly and effectively as possible.
- Thanks to those who wrote in public comment letters with constructive comments.
- The document and discussion boil down to the need for more affordable housing.
- Dedicated affordable housing funding is needed. Staff have included several different measures to take, but it is important to move up the timeline, as there are individuals and families living in overcrowded units and living in places not meant for human habitation. We are losing out on funding and development opportunities to house our most vulnerable community members due to timing. The quicker we can act, the better.
- Agrees that the funds should be dedicated to the development of permanent affordable housing with 90-year covenants.
- The site inventory is not meeting the community's needs if sites are not being developed. If time is spent on adding sites that aren't going to be available for development, then it is not helpful. It is most important to include viable sites.
- Acknowledges some policies that are outlined that are great examples of how we can preserve affordable housing stock.

Vice Chair Baucke:

- Agrees with fellow Commissioners' comments.
- Affordable housing is going to be the biggest problem the City will have to address. Otherwise, we will have negative implications on the economics of the community. To the extent feasible, we need to come up with methods for affordable housing. The Housing Element includes these methods, but the key is to have financing. There needs to be a serious look at the Enhanced Infrastructure Financing District as a way to replace the approach in which the Redevelopment Agency had, which

was the most successful mechanism the City had historically for deed restricted affordable housing. Staff should put that into the policy and programs involving funding as much as possible.

- There needs to be focus given to Paseo Nuevo and give it the same level of importance as the La Cumbre Plaza area. It is important for the future of the downtown to have resolution as soon as possible. It is important to convert as much of it to housing as soon as possible since the economics of it as a commercial enterprise is simply not working and the future is not for that type of retail space.

Commissioner DeLuccio:

- Agrees that Paseo Nuevo is an important opportunity for a mixed-use site. It is a great opportunity for affordable housing, either low-income or moderate-income housing.
- Some of the dates that have been assigned to the programs seem too pushed out towards the end of the housing cycle. The La Cumbre Plaza Specific Plan should be pushed up from 2028, as it is too late to be putting forth a plan by that time.
- The table associated with HE-29 Affordable Housing Funding might need clarification. It does not seem like it includes all the funding possibilities.
- The percentage on inclusionary housing should be raised.
- AUD will play a big part in inclusionary housing.
- Commends Staff for their transparency and handling of public comment and input. Staff have taken the public's input seriously, and it is much appreciated.
- Annual progress reports should be turned into semi-annual progress reports.

Chair Bonderson:

- Requests physical information, such as a statistical analysis or document, of the legal negotiations between the City and State finance department. Hoping for information that shows the City and RDA funding assets and identifies the redevelopment allowances and restrictions on those identified parcels. This will help understand any constraints that may apply so that the Commission can review and assist. Would like this information to be provided alongside the next draft.
- Agrees with the comments made on La Cumbre Plaza and Paseo Nuevo. Paseo Nuevo should be discussed and analyzed as housing. Negotiations on the use of the property should be opened again, as it is a very valuable asset.
- Concern continues for Staff's time and work. Until action is taken, the documents are words on a page, and each time it is presented, more changes need to be made. Hopefully the Housing Element gets adopted and implemented soon, and if the Commission can assist in any way to get over the hurdles more quickly, the Commission is in support of that. The faster this can move along, the more ahead of changes we can get.
- There is a need to get infrastructure in place now in order to achieve the goals we hope to see in the future. For the Housing Element, she hopes that everyone who is needed is involved so that all considerations are included, and that the Housing Element can get to Council soon.
- Thanks to all those who wrote in public comment letters. The public comment letters that were received for the hearing allowed Commissioners to look at analysis from professionals in the community and it assisted with the discussion.
- Agrees with Pat Saley's comments and hopes that's Staff will consider them, as well as all public comment letters.

B. ACTUAL TIME: 4:15 P.M.**SANTA BARBARA AIRPORT TERMINAL IMPROVEMENT PROJECT UPDATE**

Reference Number: PLN2023-00016

Receive an update on the Santa Barbara Airport Terminal Improvement Project.

Jessica Metzger, Airport Project Planer, gave the Staff presentation. Christopher Hastert, Airport Director was available to answer questions.

Public comment opened at 4:38 p.m., and as no one wished to speak, it closed.

Discussion held.

V. ADMINISTRATIVE AGENDA**ACTUAL TIME: 5:03 P.M.****A. Committee and Liaison Reports:****1. Staff Hearing Officer Liaison Report**

No report.

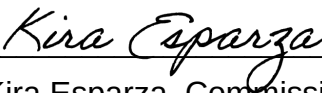
2. Other Committee and Liaison Reports

- a. Commissioner Lodge reported on the May 17, 2023 meeting of Creeks Advisory Committee and June 1, 2023 Sustainability Committee meeting.
- b. Commissioner Bonderson reported on the May 15, 2023 meeting of Architectural Board of Review, and the May 22, 2023 and May 24, 2023 meetings of State Street Advisory Committee.

VI. ADJOURNMENT

Chair Bonderson adjourned the meeting at 5:12 p.m.

Submitted by,



Kira Esparza, Commission Secretary