



City of Santa Barbara

PLANNING COMMISSION

MINUTES

APRIL 8, 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, Jay D. Higgins, Sheila Lodge, Barrett Reed, and Lesley Wiscomb

STAFF PRESENT

Tava Ostrenger, Assistant City Attorney
Dan Hentschke, Assistant City Attorney
Renee Brooke, City Planner
Allison DeBusk, Senior Planner II
Danny Kato, Senior Planner II
Tony Ruggieri, City TV Production Supervisor
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:

No announcements.

- C. Review, consideration, and action on the following draft Planning Commission minutes and resolutions:

1. Planning Commission March 18, 2021 Minutes

MOTION: Wiscomb / Reed

Approve the minutes as presented.

The motion carried by the following vote:

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

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

Public comment opened at 1:04 p.m., and the following individuals spoke:

1. Anna Marie Gott

Written correspondence from Judith Raimondi and Francesca Galt was acknowledged.

Public comment closed at 1:07 p.m.

III. CONTINUED ITEM: FROM FEBRUARY 4, 2021

ACTUAL TIME: 1:08 P.M.

ORDINANCE AMENDING SECTIONS 1.25.050, 30.205.050, AND 30.280.030 OF THE SANTA BARBARA MUNICIPAL CODE RELATING TO REVIEW OF DEVELOPMENT PROJECTS FOR PRE-EXISTING CODE VIOLATIONS

Proposed amendments to the Santa Barbara Municipal Code related to review of development projects with pre-existing code violations. The proposal is intended to streamline the City's development permitting process while assuring that pre-existing code violations are eliminated. The matter was heard by the Planning Commission on February 4, 2021 and a Commission subcommittee was appointed to work on additional options relating to Section 30.205.050.

The purpose of this hearing is for the Planning Commission to receive public input and consider the proposed amendments to the Municipal Code, including additional options for amendment of Section 30.205.050, and forward a recommendation for adoption to City Council. This is a draft of the amendments and the scope of the amendments may change upon review by the Planning Commission, and upon future review by the Ordinance Committee and City Council. Interested parties may follow the changes as they are posted on the web site.

Danny Kato, Senior Planner, gave the Staff presentation. Dan Hentschke, Assistant City Attorney was available to answer questions.

Commissioner Reed gave the working group summary report.

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

1. Brandon Ristaino
2. Anna Marie Gott
3. Brian Johnson, President of SB Association of Realtors
4. Joe Corazza
5. Trey Pinner

Written correspondence from Santa Barbara Association of Realtors and Barrett Reed was acknowledged.

Public comment closed at 1:47 p.m.

*** THE COMMISSION RECESSED FROM 2:55 P.M. TO 3:10 P.M. ***

MOTION: Reed / Higgins

Send item back to staff and the working group with consideration of Commissioner comments.

AMENDED MOTION: Reed / Higgins

Send item back to staff and the working group with consideration of Commissioner comments *and focus on the content of Option 3 as discussed and the intent of Option 5.*

The motion carried by the following vote:

Ayes: 5 Noes: 2 (Lodge and Wiscomb) Abstain: 0 Absent: 0

IV. NEW ITEM

ACTUAL TIME: 4:17 P.M.

**AVERAGE UNIT-SIZE DENSITY INCENTIVE PROGRAM ORDINANCE AMENDMENTS
RELATED TO AFFORDABLE HOUSING AND MOBILE HOME PARKS**

Staff recommends that the Planning Commission consider the following proposals and forward a recommendation to the City Council to:

- A. Amend Santa Barbara Municipal Code Section 30.150.110 of the City's Average Unit-Size Density Incentive Program (AUD) to increase the inclusionary requirement outside of the Central Business District to help meet the City's Regional Housing Needs Allocation for housing affordable to moderate income households and removing subsection 30.150.110.D.; and
- B. Amend Santa Barbara Municipal Code Section 30.150.090.A. to clarify that AUD development standards do not apply to mobile home parks.

This is a draft of the amendments and the scope of the amendments may change upon review by the Planning Commission, and upon future review by the Ordinance Committee and City Council. Interested parties may follow the changes as they are posted on the web site.

Renee Brooke, City Planner, gave the Staff presentation. Tava Ostrenger, Assistant City Attorney was available to answer questions.

Public comment opened at 4:31 p.m., and the following individuals spoke:

1. Anna Marie Gott
2. Brian Johnson
3. Christel Barros
4. John Campanella

Written correspondence from Santa Barbara Association of Realtors and Patricia Saley was acknowledged.

Public comment closed at 4:42 p.m.

MOTION: Wiscomb / Lodge

Recommend that City Council:

1. Adopt the proposed amendment to SBMC Section 30.150.090.A. to clarify that AUD Program development standards do not apply to mobile home parks; and
2. Defer the proposed amendments to SBMC Chapter 30.150, removing subsection 30.150.110.D., and SBMC Section 30.150.110, to increase the inclusionary requirement for AUD rental projects outside of the Central Business District, until completion of pending economic feasibility study and FAR study.

The motion carried by the following vote:

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

V. ADMINISTRATIVE AGENDA

ACTUAL TIME: 5:38 P.M.

A. Committee and Liaison Reports:

1. Staff Hearing Officer Liaison Report

Commissioner Higgins reported on the April 7, 2021 meeting of Staff Hearing Officer meeting.

2. Other Committee and Liaison Reports

- a. Commissioner Higgins reported on the Highway 101 Improvements Design Working Group.
- b. Commissioner Bonderson reported on the March 8, 2021; March 22, 2021; and March 29, 2021 meetings of Architectural Board of Review.
- c. Commissioner Wiscomb announced a joint meeting of Historic Landmarks Commission and Plaza De La Guerra Working Group will be scheduled for some time in May.

VI. ADJOURNMENT

Chair Schwartz adjourned the meeting at 5:46 p.m.

Submitted by,



Gillian Fennessy, Commission Secretary