City of Santa Barbara
PLANNING COMMISSION
MINUTES
AUGUST 5, 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 (until 5:00 p.m.), Sheila Lodge, Barrett Reed, and Lesley Wiscomb

Absent: None.

STAFF PRESENT

Tava Ostrenger, Assistant City Attorney
Renee Brooke, City Planner
Daniel Gullett, Principal Planner
Allison DeBusk, Senior Planner
Elizabeth Stotts, Senior Community Development Programs Specialist
Jessica Metzger, AICP, Project Planner
Timmy Bolton, Project Planner
Kelly Brodison, Associate Planner
Janet Ahern, City TV Production Specialist
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:

Ms. DeBusk announced that the appeal of 2 S. Quarantina Street will be heard at Council on August 10, 2021 and Commissioner Wiscomb will be representing the Planning Commission at the hearing.

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

1. July 8, 2021 Planning Commission Minutes

MOTION: Wiscomb / Lodge
Approve the minutes as amended.

The motion carried by the following vote:
Ayes: 7 Noes: 0 Abstain: 0 Absent: 0

2. July 15, 2021 Planning Commission Minutes

MOTION: Wiscomb / Lodge
Approve the minutes as presented.

The motion carried by the following vote:
Ayes: 6 Noes: 0 Abstain: 1 (Higgins) Absent: 0

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

Public comment opened at 1:10 p.m. and the following individual spoke:

1. Anna Marie Gott

Public comment closed at 1:14 p.m.

III. CONTINUED ITEM CONTINUED FROM MARCH 4, 2021

ACTUAL TIME: 1:14 P.M.

816 CACIQUE AND 100 SOUTH QUARANTINA STREETS,
ZONE: M-1 LIGHT MANUFACTURING, C-2 GENERAL COMMERCE AND S-D-3 COASTAL OVERLAY ZONES; LAND USE DESIGNATION: INDUSTRIAL; APN: 017-240-021, 017-113-035 & 017-113-034; PLN 1999-00432, APPLICANT/OWNER: PEOPLE ASSISTING THE HOMELESS (PATH)

The purpose of this meeting is for People Assisting the Homeless (PATH) to provide its two-year progress report on the operation of the emergency homeless shelter, located at 816 Cacique Street, as required by condition II.F of Planning Commission Resolution No. 008-09.

Kelly Brodison, Associate Planner, gave the Staff presentation.

Tessa Madden Storms, Senior Director of Development and Communications, PATH; gave the Applicant presentation, and was joined by Todd Stoney, Police Captain, SBPD. Jeff Shaffer, Executive Director, SB ACT was available to answer questions.

Public comment opened at 1:31 p.m., and the following individuals spoke:

1. Devon Wardlow
2. Natasha Todorovic
3. Anna Marie Gott

Public comment closed at 1:40 p.m.

Commissioner comments:

Commissioner Wiscomb:

- Appreciates the cooperation efforts between PATH, SB ACT and Staff and believes that they are doing a marvelous job.
- Believes that the smoking policy in the Good Neighbor Policy needs to be updated per the City's ordinance when PATH returns to the Planning Commission for their next CUP review.
- PATH shall document public comment from the Regional Action Plan (RAP) meetings and make them available to the Planning Commission at the next CUP review.
- Would like to ensure that the 750-foot radius notification is up to date. PATH will need to provide examples of the notification at the next Planning Commission CUP review.
- Would like to formally recognize SB ACT as the fulfilling body to replace the Milpas Action Task Force in the conditions of approval.
- Staff shall document through a substantial conformance determination (SCD) that SB ACT is taking the place of the Milpas Action Task Force and any items that need to be updated by staff.
- Agrees with Commissioner Escobedo that a CUP Amendment is not warranted and takes time and money away from doing the real work.

Vice Chair Escobedo:

- Thanks both Ms. Storms and Mr. Shaffer for the work that they do.
- Agrees with Commissioner Wiscomb's comments.
- Excited about the Outreach Specialist position.
- Pleased with the changes that have been made since the previous PATH hearing.
- In support of a summary of an outreach schedule leading up to the next update. Believes that it would be beneficial to have a summary of what some of the outreach efforts were.
- Would like PATH to provide a noticing summary with examples of what efforts were made in terms of noticing.
- Would like there to be mailed noticing in addition to the current e-mailed noticing.
- In favor of substantial conformance determination.
- Does not think a CUP Amendment is warranted; the spirit of the CUP conditions is in line with the current proposal and work. Accountability is provided through the regular updates to the Planning Commission. Believes an amendment to the CUP would be costlier and PATH is putting money to where it counts by hiring new positions that will make a difference.
- Thanks PATH and SB ACT for all the work that they are doing.

Commissioner Higgins:

- Believes that the right people are involved and a lot has changed since the conditional use permit was approved.
- Thinks that a CUP amendment is needed; not comfortable with an SCD.
- Believes that there is a long list of people that were involved in the initial CUP and that it was an agreement that was made with rules and finds it would be disrespectful to not re-engage the community in a substantial way.
- A change to alcohol and drug policy needs to be vetted and the Commission needs to hear from the public on that issue.
- There are findings that need to be made when amending a CUP and thinks it would behoove the Commission to be involved in that.
- Believes that there may be some other items in the CUP resolution and conditions of approval that can also be changed.
- Would like to take advantage of softening some of the CUP conditions or broadening the flexibility in the future so that the applicant doesn't have to come back for further CUP amendments and the right way to do that would be to have a hearing.
- Appreciates everyone's participation, believes that the project is heading in the right direction, and wants to make sure public is duly noticed and has participated.

Commissioner Bonderson:

- Believes that Commissioner Higgins brings up a good point and is in agreement that if there are changes being made to the CUP that the project should come back to the Commission for oversight and findings and to ensure that the documentation that follows is up-to-date and appropriately available and accessible.
- Pleased to see that the Planning Commission comments made in March were respected and in nearly every case achieved and that the applicant is able to reach recommended goals.
- Happy to know that the public outreach has been set back up in a positive way and agrees with Vice Chair Escobedo's suggestion of increasing a steady type of written notification so that PATH can continue to make sure that anyone who is interested can participate.
- Agrees with Commissioners Wiscomb, Lodge, and Escobedo in that she doesn't want to hinder the work that PATH does; however, if there are some issues that need to be managed with regards to a CUP and findings that have been changed, like the alcohol policy, it needs to be done publically.
- Trusts Staff's opinion and guidance and will leave it to Staff's judgement as to the appropriate process to document changes.

Commissioner Lodge:

- Believes that the smoking policy is something that PATH can simply re-word because it is in the list of regulations that they give to their residents and doesn't see the need to get into the issue of the CUP itself.
- Formally recognizes that other groups, such as SB ACT, fulfills the purpose of the condition that originally designated the Milpas Action Task Force.
- Appreciates the work that PATH does in helping the homeless getting back into the community.
- Agrees with Commissioners Escobedo and Wiscomb that a CUP Amendment is not warranted.

Commissioner Reed:

- Supports the update to the smoking policy.
- Finds it disappointing that presentations were asked to be provided for each month and only a few were made and minutes were not recorded. This seems to be a reoccurring issue and that neighborhood meetings were not a priority.
- In support of CUP amendment instead of SCD and believes that the project should come back to Planning Commission with findings.
- Agrees with Vice Chair Escobedo's comments on the mailed noticing because e-mail noticing is not enough.

Chair Schwartz:

- Recommends that in any consideration of embarking on a CUP amendment that the City should consider waiving any fees to ensure that this is not a financial burden.
- Finds that there are enough outdated issues and requirement language in the original CUP, for example, neighborhood watch patrol and documentation by Milpas Action Task Force, which warrants a CUP amendment; however, does not want it to be a financial burden on PATH.

*** THE COMMISSION RECESSED FROM 3:15 TO 3:25 P.M. ***

IV. NEW ITEM – DISCUSSION

ACTUAL TIME: 3:25 P.M.

ECONOMIC FEASIBILITY STUDY FOR PROPOSED MULTI-USE HOUSING DEVELOPMENT STANDARDS

The Planning Commission will receive a summary report from BAE Urban Economics of information gathered from research and outreach to stakeholders in the Santa Barbara development community, and the overall scope of work for the Economic Feasibility Study for new building size standards.

Jessica Metzger, AICP, Project Planner gave the Staff presentation. Daniel Gullett, Principal Planner was available to answer questions.

Aaron Barker, BAE Urban Economics, gave the Consultant presentation, and Stephanie Hagar, BAE Urban Economics, was available to answer questions.

Public comment opened at 3:44 p.m., and the following individuals spoke:

1. Fred Sweeney
2. Linda Honikman
3. Mary Williams
4. Patricia Saley
5. Rob Fredericks
6. Steve Johnson
7. John Campanella
8. Cassandra Ensberg

Written correspondence from Steve Johnson, Allied Neighborhoods Association, Donna Mrotek, Vijaya Jammalamadaka (League of Women Voters of Santa Barbara), Pat Saley, and Lisa Carlos was acknowledged.

Public comment closed at 4:05 p.m.

Commissioner comments:

Commissioner Higgins:

- Excited to see the numbers and appreciates all of Staff's hard work.
- Looking forward to getting an ordinance and getting something on the books.
- Appreciates that staff is working toward a reasonably tight deadline.

Commissioner Wiscomb:

- Appreciates the work done so far by Staff and BAE.
- Believes in transparency in the data, the stakeholder types, and BAE's own research and how they reached their conclusions.
- Would like to see objectivity through tables and measureable data and remove subjective language such as, "some stakeholders" or "many stakeholders".
- Hopeful that stakeholders are varied, including big developers, architects, small building owners/developers, and should be categorized for the benefit of the public in the final document.
- Would like to get rid of the unfortunate word of "stakeholders," instead it should be "interviewees" or "professionals" since we are all stakeholders in the city.
- Historic resource "protection" is very important to a lot of members in the community.
- Hoping that edge conditions will be considered in the study.
- Hopeful that staff will explore the public comment made by Mr. Fredericks on the idea of lower FAR for the minimum number of affordable units versus a higher FAR for affordable units exceeding the minimum.
- Hopeful that the Economic Feasibility Study will adequately address ownership of units throughout the City and Downtown.

Commissioner Bonderson:

- Appreciates and agrees with Commissioner Wiscomb's comments.
- Would appreciate seeing details in the report that focus not only on development at larger scale and the incentives that come with the larger developments, but also to provide attention to smaller-scale developments/parcels that are often missed.
- Believes that it is important to look at the entire range and to address details including smaller and larger options.
- Looking forward to reviewing the data that is pulled together and would like to see the relevancy and connections made to previous reports, for example the Kosmont, Novak, and AIA Charrette, so that those reports are not lost in the mix.
- Would like to see tangible, measurable ways to make sure the City is hitting milestone goals and finding success points.
- Thanks everyone involved and is interested to see what comes next.

Commissioner Reed:

- Would like to emphasize a diverse stakeholder group and using a different word for "stakeholders."
- Would like that the group be as large and diverse as possible and that the group be categorized in the report.
- Concerned that the group is too small and the time frame is too tight, but understands that Staff has to work with that.
- Believes that determining feasibility of adaptive re-use, primarily in business corridors and downtowns, is essential. As well as emphasizing the feasibility and prototypes for public-private partnerships on city lots which was an element of the Economic Development Manager's plan.
- Agrees that the report should be as objective as possible.
- Encourages a sensitivity to edge conditions and to sensitive and historic single-family neighborhoods.
- Supports a sufficient attention being given to ownership units and potentially incentivizing those as equal to rental units.
- Would like to see more attention given to smaller lots in the downtown area and the consideration of a tiered FAR.
- Encourages expediting the effort in classifying Accessory Dwelling Units as moderate-income units for RHNA purposes.

Commissioner Escobedo:

- Supports many of the comments made by fellow Commissioners.
- Thanks Staff and BAE and is looking forward to the upcoming discussions in October.
- Would like to highlight support for Mr. Fredericks' idea of having multiple tiers with added affordability where one could get a higher FAR and more flexible development standards.

Commissioner Lodge:

- Support's Mr. Fredericks' suggestion about one of the greatest incentives which would be a higher FAR for more affordable units.
- Believes that there is a wasted opportunity by not starting at low FARs and then allowing higher FARs with the greater affordability provided.
- Encourages use of the word "protection" of historic resources.
- Encourages consideration of edge conditions.

Chair Schwartz:

- Believes that the category of adaptive re-use must be included in the Economic Analysis and Feasibility Study.
- Believes that it is important to look at, focus on, and prioritize how we can re-use our current built environment where the property owner is willing to and where we can provide the right policies and permit path to re-using materials, buildings, and structures that already exist, where feasible.
- Strongly encourages re-use adaptability be incorporated to the outreach analytics that BAE is doing.

V. ADMINISTRATIVE AGENDA

ACTUAL TIME: 5:24 P.M.

A. Committee and Liaison Reports:

1. Staff Hearing Officer Liaison Report

   No report.

2. Other Committee and Liaison Reports

   a. Commissioner Bonderson reported on the July 12 and July 26, 2021 meetings of the Architectural Board of Review.
   b. Commissioner Lodge reported on the August 4, 2021 meeting of the Historic Landmarks Commission.

VI. ADJOURNMENT

Chair Schwartz adjourned the meeting at 5:32 p.m.

Submitted by,

Gillian Fennessy

Gillian Fennessy, Commission Secretary