



CITY OF SANTA BARBARA CITY COUNCIL MINUTES

SPECIAL JOINT CITY COUNCIL/PLANNING COMMISSION MEETING NOVEMBER 14, 2019 DAVID GEBHARD PUBLIC MEETING ROOM, 630 GARDEN STREET

CALL TO ORDER

Mayor Cathy Murillo called the meeting to order at 8:30 a.m.

PLEDGE OF ALLEGIANCE

Mayor Murillo.

ROLL CALL

Councilmembers present: Jason Dominguez, Eric Friedman, Oscar Gutierrez, Meagan Harmon, Randy Rowse (8:33 a.m.), Kristen W. Sneddon, Mayor Murillo.

Councilmembers absent: None.

Staff present: City Administrator Paul Casey, City Attorney Ariel Calonne, City Planner Renee Brooke, Transportation Planning and Parking Manager Rob Dayton, Deputy City Clerk Angela Rodriguez.

Planning Commissioners present: Chair Leslie Wiscomb, Vice Chair Mike Jordan, John Campanella, Jay Higgins, Sheila Lodge, Deborah Schwartz, Addison Thompson.

Planning Commissioners absent: None.

NOTICES

1. Subject: The City Clerk has on Thursday, November 7, 2019, posted this agenda in the Office of the City Clerk, on the City Hall Public Notice Board on the outside balcony of City Hall, and on the Internet.

WORK SESSION

2. **Subject: Joint City Council And Planning Commission Work Session: Average Unit-Size Density Incentive Program Amendments (650.03)**

Recommendation: That Council:

- A. Consider the Planning Commission's recommendations on proposed amendments to the Average Unit-size Density Incentive Program; and
- B. Provide direction to staff on preferred Average Unit-size Density Incentive Program amendments.

Documents:

- November 14, 2019, report from the Community Development Director.
- PowerPoint presentation prepared and made by Staff.
- November 4, 2019, letter from Lisa Knox Burns.
- November 6, 2019, email from Nick Koonce.
- November 8, 2019, email from Michael Cheng.
- November 8, 2019, email from Anna Marie Gott.
- November 11, 2019, email from John Campanella.
- November 11, 2019, letter from Robert L. Ooley.
- November 11, 2019, email from Paulina Conn.
- November 11, 2019, letter from Pat Saley.
- November 12, 2019, email from Brent Goodlet
- November 12, 2019, email from Francesca Galt.
- November 12, 2019, email from Catherine Gross.
- November 12, 2019, email from Rob Fredericks and Patricia Wheatley.
- November 12, 2019, email from Tara Rizzi
- November 13, 2019, letter from Steve Dowty.
- November 13, 2019, letter from Steve Hausz.
- November 13, 2019, letter from Sally Sphar.
- November 13, 2019, email from Steve Fort.
- November 14, 2019, letter from Cathie McCammon.
- November 14, 2019, letter from Roxana Bonderson.

Speakers:

- Staff: City Planner Renee Brooke; Transportation Planning and Parking Manager Rob Dayton; City Attorney Ariel Calonne; Assistant City Attorney Tava Ostrenger; City Administrator Paul Casey.
- Members of the Public: Anthony Grumbine, HLC; Cassandra Ensberg; Rob Fredericks, Housing Authority of the City of Santa Barbara; Austin Herlihy, Radius Group; Melissa Cunningham, COAST; Linda Honikman; Matthew Lowe, Future Housing Communities; Vijaya Jammalamadaka, League of Women Voters of SB; Joan Jamieson; Dennis Doordan; Steve Dowty, Pearl Chase Society; Thomas Schultheis, Santa Barbara Association of Realtors; Christine Pierron, AIA; Brian Cearnal, AIA; Mark Sheridan; Fermina Murray; Cathie McCammon; Ellen Bildsten, AIA/CHC; Lisa Knox Burns, Upper East Association; Kim Gross; Cameron Gray; Bonnie Donovan; Sue Mellor; Christine Neuhauser; John Cooley; Steve Hausz, Santa Barbara Conservancy; Anne Petersen, SB Trust for Historic Preservation; Michael Holliday, FAIA; Henry Lenny, AIA SB; Ed deVicente, AIA SB; Jan Hubbell, Habitat for

Humanity of Southern Santa Barbara County; Anna Marie Gott; Carrie Kelly, Downtown Santa Barbara.

Discussion:

- Topics covered included AUD Program, policy background, density map, development Standards, administrative changes, parking, and the expiration of the AUD Program. Councilmembers' questions were answered.
- Councilmembers went through the list on the matrix (Attachment 3), which was provided in the meeting agenda packet, and contained various decisions made by the Planning Commission.
- Councilmembers took votes on the following topics, and in the following order, from the matrix (numbering correlates to items in Attachment 3):

18. Evaluate high density on upper State Street, evaluate high density on De La Vina Street.

Vote:

Majority roll call vote (Ayes: Councilmembers Rowse, Dominguez, Gutierrez, Harmon, and Mayor Murillo; Noes: Councilmembers Sneddon, and Friedman).

1. Add High Density with Priority Overlay in CBD.

Vote:

Unanimous roll call vote.

2. Add Priority Overlay along State Street from Arrellaga Street to Mission Street.

Vote 1:

Failed by roll call vote (Ayes: Councilmembers Dominguez, Harmon, and Mayor Murillo; Noes: Councilmembers Friedman, Gutierrez, Rowse, and Sneddon).

Vote 2:

Majority roll call vote (Ayes: Councilmembers Dominguez, Harmon, Rowse, and Mayor Murillo; Noes: Councilmembers Friedman, Gutierrez, and Sneddon).

3. Remove Priority Overlay from Milpas Corridor.

Vote:

Majority roll call vote (Ayes: Councilmembers Gutierrez, Harmon, Rowse, Sneddon, and Dominguez; Noes: Councilmember Friedman, and Mayor Murillo).

4. Allow parking in-lieu fees in the CBD.

Vote:

Unanimous roll call vote.

5. Allow unbundled parking CBD only.

Vote:

Unanimous roll call vote.

7. Prohibit tenants of new projects from receiving residential parking permits.

Vote:

Unanimous roll call vote.

8. Increase parking minimum to 1.5 spaces for units 700 sq. ft. outside Priority Overlay

Motion:

Councilmembers Friedman/Murillo to agree with the Planning Commission and reject No. 8 on the matrix.

Vote:

Majority roll call vote (Ayes: Councilmembers Harmon, Rowse, Friedman, Gutierrez, and Mayor Murillo; Noes: Councilmembers Sneddon, and Dominguez).

15. Extend the expiration of the trial period beyond the unit cap.

Motion:

Councilmembers Friedman/Murillo to put forward option one from the Planning Commission, which is to agree with No. 15 on the matrix.

Vote:

Unanimous roll call vote.

10. Establish maximum FARs (including review of block-by-block FAR, transfer of development rights, incentivizing micro-units).

Suggestion from Planning Commission Chair Wiscomb, to include in the vote that more information about form-based codes be provided when this item is brought back.

Vote:

Unanimous roll call vote.

9. Eliminate open yard requirement in the CBD between Anacapa and Chapala Streets.

Motion:

Councilmembers Murillo/Friedman to eliminate the open yard requirement in the CBD between Anacapa and Chapala.

Vote:

Majority roll call vote (Ayes: Councilmembers Friedman, Harmon, Rowse, and Mayor Murillo; Noes: Councilmembers Dominguez, Gutierrez, and Sneddon).

Councilmember Rowse left the meeting at 12:24 p.m.

PUBLIC COMMENT

Members of the Public: Carol Bemis.

WORK SESSION (CONT'D)

Discussion:

- Councilmembers discussed other topics, which they would like to go over at a later Council meeting. Topics included the potential to exclude historic districts and historic landmarks from the Propriety Overlay, incentives for energy efficient buildings, and a future historic district Ordinance.

ADJOURNMENT

Mayor Murillo adjourned the meeting at 12:42 p.m.

Approved and adopted by the City Council of the City of Santa Barbara on December 10, 2019.

SANTA BARBARA CITY COUNCIL

SANTA BARBARA
CITY CLERK'S OFFICE



CATHY MURILLO
MAYOR

ATTEST: 

SARAH GORMAN
CITY CLERK SERVICES MANAGER