



City of Santa Barbara Planning Division

PLANNING COMMISSION MINUTES

October 6, 2016

CALL TO ORDER:

Chair Campanella called the meeting to order at 1:00 P.M.

I. ROLL CALL

Chair John P. Campanella, Vice-Chair June Pujo, Commissioners Jay D. Higgins, Mike Jordan, Sheila Lodge, Deborah L. Schwartz, and Addison Thompson.

Absent: Commissioners Michael Jordan and Sheila Lodge

STAFF PRESENT:

Renee Brooke, AICP, City Planner
Beatriz Gularte, Senior Planner
Andrew Bermond, AICP, Project Planner
Steve Greer, Environmental Project Planner
Hazel Johns, Airport Director
Dan Gullett, Supervising Transportation Supervisor
Chelsey Swanson, Associate Transportation Planner
Debra Andaloro, Principal Planner
Rosemary Dyste, Project Planner
N. Scott Vincent, Assistant City Attorney
Julie Rodriguez, Planning Commission Secretary

II. PRELIMINARY MATTERS:

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

None.

B. Announcements and appeals.

Ms. Gularte made the following announcements:

1. The Planning Commission's decision on 1925 El Camino de la Luz has been appealed to City Council and will be heard on December 6, 2016.
2. The Regular Planning Commission meeting of October 20, 2016 has been cancelled.

C. Review, consideration and action on the following draft Planning Commission Minutes and Resolutions:

1. September 1, 2016
2. PC Resolution No. 022-16
3407 Sea Ledge Lane
3. PC Resolution No. 023-16
100 Clyde Adams Road

MOTION: Schwartz/Thompson

Approve the minutes and resolutions.

This motion carried by the following vote:

Ayes: 5 Noes: 0 Abstain: 0 Absent: 2 (Jordan, Lodge)

4. September 6, 2016
5. PC Resolution No. 024-16
Recommendations to City Council – AUD Program

MOTION: Thompson/Pujo

Approve the minutes and resolutions as corrected.

This motion carried by the following vote:

Ayes: 5 Noes: 0 Abstain: 0 Absent: 2 (Jordan, Lodge)

6. September 8, 2016
7. PC Resolution No. 025-16
1414 Park Place
8. PC Resolution No. 026-16
2912 De la Vina Street

MOTION: Pujo/Schwartz

Approve the minutes and resolutions.

This motion carried by the following vote:

Ayes: 4 Noes: 0 Abstain: 1 (Thompson) Absent: 2 (Jordan, Lodge)

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

Chair Campanella opened the public hearing at 1:03 P.M. and, with no one wishing to speak, closed the hearing.

III. NEW ITEM:

ACTUAL TIME: 1:03 P.M.

APPLICATION OF LEIF REYNOLDS, PROJECT ENGINEER FOR SANTA BARBARA AIRPORT, 6100 HOLLISTER AVENUE, APN 073-080-065, AIRPORT INDUSTRIAL ZONES (A-I-1/A-I-2) AND AIRPORT INDUSTRIAL AREA SPECIFIC PLAN ZONE (SP-6), GENERAL PLAN DESIGNATION: AIRPORT (MST2016-00044)

The proposed project involves a proposal to construct a light industrial park totaling 50,046 square feet on an approximately 14.43 acre Santa Barbara Airport site. The project will include two 4,021 square foot retail buildings and seven light industrial buildings of modular nature for one or more tenants. The minimum unit size ranges from 2,002 square feet to 2,500 square feet. The development will include 153 parking spaces including six accessible spaces, and approximately 100,000 square feet of landscaped area with a detention basin designed to accommodate both on-site and Wallace Becknell Road storm water run-off.

The discretionary application required for this project is a Development Plan to allow the construction of 50,046 square feet of nonresidential development (SBMC Chapter 28.85).

The project requires an environmental finding pursuant to California Environmental Quality Act Guidelines Section 15183.

Contact: Andrew Bermond, AICP, Project Planner
Email: ABermond@SantaBarbaraCA.gov Phone: (805) 564-5470, extension 4549

Andrew Bermond, AICP, Project Planner, gave the Staff presentation.

Hazel Johns, Airport Director, provided an introduction and was joined by Jaime Valencia, Kupiec Architects PC; Mike Viattone, Mike Viattone Civil Engineering; and Derrik Eichelberger, Acadia Studio, who gave the Applicant presentation.

Chair Campanella opened the public hearing at 1:33 P.M.

Marty Milan, City of Goleta Principal Engineer, referenced a letter submitted by the City of Goleta requesting additional conditions of approval be included by the Planning Commission. She also requested that the last condition, associated with the agreement that has expired, is a condition of the EIR and should be kept in place.

With no one else wishing to speak, the public hearing was closed at 1:43 P.M.

MOTION: Thompson/Schwartz

Assigned Resolution No. 027-16

Approved the project, making the findings for the Development Plan, as outlined in the Staff Report, dated September 29, 2016, subject to the revised Conditions of Approval distributed to the Planning Commission on October 6, 2016.

This motion carried by the following vote:

Ayes: 5 Noes: 0 Abstain: 0 Absent: 2 (Jordan, Lodge)

Chair Campanella announced the ten calendar day appeal period.

Chair Campanella called for a recess at 2:29 P.M. and reconvened the meeting at 2:38 P.M.

IV. DISCUSSION ITEM

ACTUAL TIME: 2:38 P.M.

2016 GENERAL PLAN IMPLEMENTATION AND ADAPTIVE MANAGEMENT PROGRAM REPORT

Staff will present the 2016 General Plan Implementation and Adaptive Management Program Report in advance of the October 27, 2016 Joint City Council and Planning Commission Work Session.

Contact: Renee Brooke, City Planner

Email: RBrooke@SantaBarbaraCA.gov

Phone: (805) 564-5470, extension 5564

Contact: Debra Andaloro, Principal Planner

Email: DAndaloro@SantaBarbaraCA.gov

Phone: (805) 564-5470, extension 2569

Renee Brooke, City Planner, gave the Staff presentation, joined by Debra Andaloro, Principal Planner, and Rosemary Dyste, Project Planner.

Chair Campanella opened the public hearing at 3:42 P.M.

Lindsay Baker, League of Women Voters Co-President, submitted written comments asking that the Commission reevaluate the Average Unit-size Density Program, make changes to the program using Adaptive Management, and not accept additional projects into the development process until all problems have been resolved. She also announced that the League of Women Voters will hold a public forum on rental housing on Wednesday, October 19, 2016, at noon, at the Louise Lowry Davis Center.

With no one else wishing to speak, the public hearing was closed at 3:45 P.M.

The Commission was asked to comment on Staff Recommendations in the following areas:

Commissioner's comments on the Initial Trial Period:

- Commissioner Thompson agrees with initiating an ordinance amendment by end of 2017 because of the lengthy process.
- Commissioner Thompson sees three possible outcomes from an ordinance amendment: 1. Eliminate the AUD program and go back to variable density; 2. Adopt the AUD program permanently; or 3. Tweak the program and maintain some version of the AUD program.
- Commissioner Thompson suggested that with the popularity of the AUD program, any interim ordinance amendment should mitigate the flow of some of the projects going through the pipeline now. We have in place in the ordinance now an annual limitation on condo-conversions, so there is precedence for doing something like that.

- Commissioner Higgins concurred with Commissioner Thompson that we should initiate an ordinance soon so that we do not revert automatically to the variable density program.
- Commissioner Schwartz supports an amendment in order to provide more time to gather data and establish criteria for program success
- Commissioner Pujo agrees that the end of 2017 is the right time frame to be ready to act on an ordinance amendment. This means between now and then, we need to do preparatory studies to make an informed decision about which way to go.
- Commissioner Campanella is supportive of an amendment as a placeholder and allow time to gather more data. He does not agree with slowing the flow of proposed projects. We need to keep the pipeline going to accomplish getting more rentals on the ground.

Commissioner's comments on the Annual Survey:

- Commissioner Higgins said that it would be good if we could get some survey responses before making comments on the appropriateness or success rate of the program.
- Commissioner Schwartz said that until such time as we have a set of facts for tenant information, she would like property owners/managers to voluntarily provide zip codes of resident applicants and tenants' employers to see who is renting these units so that we have a sense of whether the program is fulfilling the policy intention of providing local workforce housing.
- Commissioner Pujo is supportive and sees this as one tool that will help make the determination on the program.
- Chair Campanella supports getting as much data as we can.

Commissioner's comments on Residential Parking Standards:

- Commissioner Thompson stated that the parking standards need to be looked at more closely. Parking is one of the main program objections raised, particularly in R3 and R4 zones.
- Commissioner Thompson suggested that "decoupling" parking from the unit rental be studied.
- Commissioner Higgins is not opposed to having projects providing only one parking space per unit be a trigger to come to the Planning Commission. This is one of the reasons why we are seeing such success with the program.
- Commissioner Schwartz does not think we have empirical data on the parking demands on each property, before and after, so that as they are constructed and occupied, we can see what the parking demands and impacts are then. She is not in support of a focused ordinance amendment to change the parking standards.
- Commissioner Pujo agrees with Commissioner Schwartz that we are not yet able to make a decision on whether or not parking standards should be changed.
- Commissioner Pujo said the concerns we are hearing from the public are about the impact to on-street parking. These concerns are real and we need to get an

understanding of the potential impact to on-street parking in the AUD areas, especially high-priority areas, and what are other options available, such as changing a standard. So we are not in need of an ordinance now.

- Chair Campanella said that given the maximum square footage that you can put in the multi-family zone, when you combine it with a house that is already on there, you are limited to how much more you can do and it is a sum game to try to keep it compatible with the neighborhood. It will be small if you don't have to build garages.
- Chair Campanella stated that requiring garages in multi-family areas can be problematic if they have to park 2 cars for 2 bedroom units. In addition to adding costs for garages, there are also neighborhood compatibility issues with size, bulk, and scale.
- Chair Campanella suggested that rather than an ordinance amendment, study what the baseline shows now and how the parking has helped the project or whether more parking can be squeezed in. Look at the projects that have already been approved and see whether the impact of additional parking, whether in commercial zones or multi-family zones, is an issue. Look at the baseline and see whether we can help it or whether more units could be built. Let's get facts before moving toward an ordinance amendment.

Commissioner's comments on Building Height and Open Space:

- Commissioner Higgins said that we are going to be asking more of project applicants in terms of project objectives and is reluctant to put more on the design review boards. Suggested asking the design review boards if they want to see land use issues, etc. It may be that the ordinance looks at whether or not these projects in certain zones, such as R3 and R4, have to come to the Planning Commission anyway.
- Commissioner Higgins does not think we need to do anything with height.
- Commissioner Higgins stated that if projects are outside a certain distance from public parks or open space, that could be another trigger to come to the Planning Commission.
- Commissioner Schwartz conceptually supports providing additional tools to design boards such as site visits and clarifying guidelines, but without expanding the scope of authority that could conflict with the Planning Commission's jurisdiction. Land use development clearly needs to stay with the Planning Commission and not the review boards.
- Commissioner Pujo stated that design compatibility is an additional facet to the tools and support to the design boards, not density compatibility.
- Chair Campanella cited a recent Architectural Board of Review (ABR) meeting that he had seen where a project did not have usable open space on the ground and had made use of a roof deck that provided an area where everyone could gather. He suggested that we look at some of the approved projects and study why they were approved, to help provide good examples for design guidelines. If we do this, then when it comes to the end of 2017, we will have a narrative that goes with a project on why it was developed, etc.

- Chair Campanella said that in order to get more two bedroom units, it may be necessary to have a fourth story. With fewer floors, a bigger mix of one bedroom and studio units would result.

Additional Commissioner's comments:

- With regard to economics, Commissioner Higgins would like to see, preferably prior to the Joint City Council and Planning Commission meeting, an economist confirm whether the rents are appropriate. There is still uncertainty with the public on where the rents are landing. He would like to hear from an objective third party.
- Commissioner Schwartz stated that we have not defined 'affordable' which contributes to some of the misunderstanding on what the program can provide. Our policy uses the word affordable, but we have not defined it within the policy or program. The average square footage of the units and the density of the units is not driving a level of affordability that many assumed the program would provide.
- Commissioner Pujo mentioned that the public has inquired about rental pricing restrictions and she would like to learn more about the approach that San Jose is taking with housing mitigation fees. Would like to see this added as follow-up item to see if this could at some point be an option.

Chair Campanella lauded Staff for all the work done to bring the requested information to the Commission prior to the Joint City Council and Planning Commission hearing.

V. ADMINISTRATIVE AGENDA

ACTUAL TIME: 4:55 P.M.

A. Committee and Liaison Reports

1. Staff Hearing Officer Liaison Report

None was given.

2. Other Committee and Liaison Reports

- a. Commissioner Schwartz reported that she and Commissioner Lodge attended the El Carrillo Ten Years Later event on September 15, 2016.
- b. Chair Campanella reminded everyone that it is First Thursday and encouraged all to enjoy the events.
- c. Chair Campanella reported that the next Planning Commission meeting is October 13, 2016.

VI. ADJOURNMENT

Chair Campanella adjourned the meeting at 4:58 P.M.

Submitted by,



Julie Rodriguez, Planning Commission Secretary