



# City of Santa Barbara Planning Division

## PLANNING COMMISSION MINUTES

SEPTEMBER 24, 2009

### CALL TO ORDER:

Chair Larson called the meeting to order at 1:03 P.M.

### ROLL CALL:

#### **Present:**

Chair Stella Larson

Commissioners Bruce Bartlett, Charmaine Jacobs, John Jostes, Sheila Lodge, and Harwood A. White, Jr.

#### **Absent:**

Vice-Chair Addison S. Thompson

### STAFF PRESENT:

Bettie Weiss, City Planner

John Ledbetter, Principal Planner

N. Scott Vincent, Assistant City Attorney

Rob Dayton, Principal Transportation Planner

Simon Keifer, Project Planner

Irma Unzueta, Project Planner

Peggy Burbank, Project Planner

Julie Rodriguez, Planning Commission Secretary

## I. ROLL CALL

## II. PRELIMINARY MATTERS:

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

None.

B. Announcements and appeals.

Senior Planner John Ledbetter announced that the Planning Commission's decision for 1600 Lasuen Road (El Encanto Hotel) has been appealed to City Council and will be heard on October 20, 2009. Commissioners Jacobs and Lodge will attend.

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

Chair Larson opened the public hearing at 1:06 P.M.

Kellam de Forest commented on attending a Candidates panel at the Faulker Library and asked that the Historic Preservation Element be a part of the General Plan. With no one else wishing to speak, Chair Larson closed the hearing at 1:08 P.M.

**III. DISCUSSION ITEM:**

**ACTUAL TIME: 1:08 P.M.**

**PLAN SANTA BARBARA WORK SESSION:**

Staff will present portions of the Housing Element update and Adaptive Management Program for Planning Commission review, discussion, and general direction. This is a Planning Commission discussion item; no formal Commission action will be taken on *Plan Santa Barbara*.

Case Planner: John Ledbetter, Principal Planner  
Email: JLedbetter@SantaBarbaraCA.gov

John Ledbetter, Principal Planner introduced Irma Unzueta, Project Planner and Peggy Burbank, Project Planner while describing the format of the meeting.

Irma Unzueta, Project Planner, gave the Staff presentation on the Housing Element Update and provided the Commission with clarification of the Housing Element timeline.

Chair Larson opened the public hearing at 1:31 P.M.

The following people provided public comment:

1. Judy Orias, Hidden Valley Association, summarized her written comments and expressed concern regarding secondary dwelling units in Las Positas/Hidden Valley, water drainage and high fire constraints, amount of new development in area, and traffic and circulation issues that could impact public safety access.
2. Connie Hannah, Santa Barbara League of Women Voters, acknowledged the City's impressive progress in providing affordable housing, although wondered if loss of public funding would allow such progress to be duplicated. Expressed concern that the EIR may show a shortage of various resources and questioned how the EIR would be reconciled with policy changes that are identified in the Housing Element Update, such as density allowed in the MODA. Also commented that the public review period of documents prior to meetings and workshops is too short.
3. Cathie McCammon concurred with Ms. Hannah and questioned how the Housing Element and General Plan Update would work with the EIR. Questioned whether the affordable housing calculated on Page 4 was HUD affordable or included workforce affordable housing; and how the Neighborhood Preservation Ordinance could be listed as completed on Page 9 when it was still being evaluated. On Page

12, questioned why we were continuing policies that promote mixed-use projects without requiring the inclusion of affordable units. Unclear on other points in the report, such as the CEQA section, and would have liked more time to review it.

Bettie Weiss, City Planner, interjected that the Land Use Element, the Housing Element, the Land Use Map, and the Adaptive Management Program are outputs of the Plan Santa Barbara project and will be assessed in the EIR. Assured the public that there will be adequate time for the public to review the Draft Housing Element and Draft Land Use Element in February.

4. Dr. Paul Hernadi, Citizens Planning Association, submitted written comments and thanked Staff for progress made. Echoed the concern made by others for needing more lead time to review documents, but appreciated learning that comments would still be accepted by Staff.
5. Mary Louise Days, Citizens Planning Association, submitted written comments asking that Historic Preservation not be consolidated with Community Design in a single Element.
6. Lee Moldaver could not stay, but submitted written comments on the speaker slip.
7. Steve Amerikaner, representing Westmont College and Valle Verde, submitted written comments for each client. Advocated that the Housing Element encourage more employer developed workforce housing and construction of more senior housing of all economic means, citing Westmont and Valle Verde as outstanding examples.
8. Mickey Flacks was impressed with the policies that emerged from Plan Santa Barbara, and the attention paid to housing for moderate and low-income people. Advocated the need for more moderate and low-income rental housing, as well as preservation and maintenance of existing rental stock. Asked for review of condominium conversions and cooperative housing.
9. Kellam de Forest stated that mixed use and inflow housing policies are on a collision course with historic preservation and open space.

With no one else wishing to speak, the public hearing was closed at 2:17 P.M.

The Commissioners made the following comments:

1. Commissioner Jostes was concerned with implementation strategies under Policy 6.1 on page 20 of the Draft Policies and questioned what they have done to add units to the supply of housing in the Central Coast. Did not feel that the City of Santa Barbara should take credit for being a leader in regional housing, when it has not done enough to build alliances within the region. Supportive of employer housing programs. Feels that the Land Use Map is good, but is taking too long because we are sweating the small stuff.
2. Commissioner Lodge agreed with Commissioner Jostes on employer provided housing. Agreed with Allied's concerns about secondary unites and pointed out that there are a lot of secondary units in Hidden Valley. Feels the overlay for second

units is inappropriate. Strongly agrees that there should be a separate Historic Resources Element. Concerned with condo conversions and the loss of affordable rental units. Concerned with what water resources will support.

3. Commissioner White agreed with public comments regarding insufficient time for review of the Staff Report. Need to identify areas where second units are not supported. City has tradition of employer based housing and referenced the Miramar, Biltmore, Montecito Country Club, Valley Club etc. that have onsite employee housing. Trip reduction begins with employee onsite housing. Need ways to make rental housing financially feasible. Agrees that we should have a Historic Element. Would like to see some elements quantified, such as having a measurable goal of a specified number of units by a specified date.
4. Commissioner Bartlett agreed that we get "so bogged down with the details in the small stuff that we lose sight of the bigger picture". We need to do a better job of working with regional partners and include adaptive management. Need incentives for developers, employers, educational facilities, and others that could contribute to a better solution. Encouraged rentals to be upgraded, restored, and developed. Would like to also focus on student housing for City College, UCSB, and Westmont College, as well as employer developed employee housing.
5. Commissioner Jacobs would like the document to include a clear representation of the Redevelopment Association's funding to see what it accomplished and to be able to plan for future replacement funding. Would like to see the language strengthened on page 8 of the draft, Policy 2.5, to maintain the affordability of existing low and moderate income dwellings. Agrees with Commissioner Jostes that we need to work more closely with regional partners. Suggested a substitute project to promote, such as a blueprint for housing that SBCAG and the County could create.
6. Many Commissioners supported having a separate Historic Element. Commissioners Bartlett and Jacobs suggested having neighborhood charettes to provide input to the development of a Historic Element. Commissioner Larson would like to see the preservation of historic gardens, such as the rose garden, and neighborhood corner stores.
7. Commissioner Larson would like to see the AMP document include the effects of growth on city schools since they generate much traffic.
8. Commissioners Larson and Jostes commented on the need to take a leadership role in proposing housing inside and outside the Coastal Zone.

Mr. Ledbetter summarized the feelings of the Commission to press forward. Next steps include a joint meeting of the Planning Commission with City Council on October 1<sup>st</sup> when the next steps will be outlined in detail thru the end of the year. In the short term, Plan Santa Barbara Staff will meet with the Planning Commission on October 22<sup>nd</sup> to focus on the Land Use Element and Land Use Map. Also on October 22<sup>nd</sup> would be a joint meeting of the Planning Commission and Transportation and Circulation Committee to talk about outputs of the model and alternatives. Public comment is welcome on all that has been published to date.

Peggy Burbank, Project Planner gave the Staff Presentation on Adaptive Management Program (AMP).

Chair Larson opened the public hearing at 3:18 P.M.

The following people provided public comment about the Adaptive Management Program:

1. Dr. Paul Hernadi, Citizens Planning Association, summarized a letter submitted regarding the monitoring of growth and changes in resources; health issues; and the city's proposed monitoring that is dependent on regional involvement.
2. Kellum de Forest was concerned with the expense and staffing of the AMP. Asked how changes in technology would be factored in, such as electric cars.

With no one else wishing to speak, the public hearing was closed at 3:23 P.M.

Chair Larson thanked the public for its input and acknowledged Commissioner Jostes' involvement in working with Staff.

The Commissioners made the following comments:

1. Commissioner Jostes acknowledged the unprecedented work done by Ms. Burbank with the Adaptive Management Program and thinks that it will be an award winning plan. Suggested that a panel of experts that do not work with the City provide a peer review of where the city is going.
2. Commissioner White thinks that AMP is a good idea, but does not fully understand it. Sees it as a tool that provides a margin of safety for the future.
3. Commissioner Lodge likes the concept and would like to see how it works. We may have to make adaptations to the AMP as time passes.
4. Commissioner Jacobs supports the AMP and would like to see it scaled back the first year. Suggested a Measure E approach be taken to implementation. Commented on the public's interest for a separate Historic Resources Element in the General Plan and not combined with a Community Design Element. Specific types of open space should be called out in the document so that parks, public paseos, and privately owned "pocket parks" are differentiated.
5. Commissioner Lodge would like to see a separate Historic Resources Element with the objective that Historic places have been restored.
6. Commissioner Bartlett did not feel that we need to wait for all information, but that sampling could be done to indicate what decisions need to be made.
7. Commissioner Jacobs suggested using community partnerships as a revenue offset and analyzing the reporting periods. Suggested prioritizing Elements: Housing Element and Land Use first; Historic Resources Element would come later.
8. Commissioner Lodge suggested using the assistance of the staff that worked on the City of Pasadena's Historic Resources Element as well as who helped the Citizens Planning Association (CPA) in drafting its suggested Historic Resources Element.

9. Commissioner Jostes suggested that the EIR consultant's fee be renegotiated and part of the fee used for the AMP.

Staff answered additional Planning Commission questions about determining 'healthy foods' and a possible collaboration with the Coalition for Community Wellness and the school districts.

Ms. Weiss commented on the pilot program as it is being developed now and will be adopted next year and then ongoing. Staff has a great outline and staff resources. Coordination will be done with the EIR consultants.

#### IV. ADMINISTRATIVE AGENDA

##### ACTUAL TIME: 4:13 P.M.

##### A. Committee and Liaison Reports.

1. Staff Hearing Officer Liaison Report

Commissioner Larson reported on the Staff Hearing Officer meeting held on September 23, 2009.

2. Other Committee and Liaison Reports

None.

##### B. Action on the review and consideration of the following Draft Minutes and Resolutions:

1. Draft Minutes of August 27, 2009

**MOTION: Jacobs/Lodge**

Approve the Minutes of August 27, 2009.

This motion carried by the following vote:

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

2. Draft Minutes of August 20, 2009

- a. Resolution 030-09  
500 N. Milpas Street
- b. Resolution 031-09  
226 and 232 Eucalyptus Drive
- c. Resolution 032-09  
803 N. Milpas Street

**MOTION: Lodge/White**

Approve the Minutes and Resolutions of August 20, 2009.

This motion carried by the following vote:

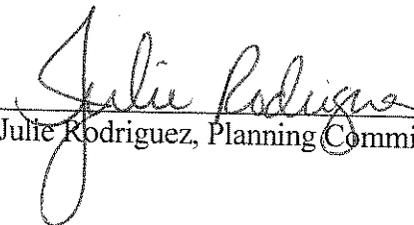
Ayes: 4 Noes: 0 Abstain: 2 (Jacobs, Jostes) Absent: 1 (Thompson)

Commissioner Bartlett abstained from Resolution 032-09.

**VII. ADJOURNMENT**

Chair Larson adjourned the meeting at 4:16P.M.

Submitted by,

  
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Julie Rodriguez, Planning Commission Secretary

