



**Chair John Jostes
Commissioner Bruce Bartlett
Commissioner Mike Jordan
Commissioner Deborah L. Schwartz**

**Vice Chair Sheila Lodge
Commissioner Charmaine Jacobs
Commissioner Stella Larson**

**PLANNING COMMISSION
FINISHED AGENDA**

**CITY COUNCIL CHAMBERS
CITY HALL – 735 ANACAPA STREET
THURSDAY, SEPTEMBER 22, 2011
1:00 P.M.**

NOTICES:

- A. TUESDAY, SEPTEMBER 20, 2011 **7:45 A.M.**
SITE VISIT 630 GARDEN STREET
Community Development Parking Lot
1840 De la Vina Street
De la Guerra Plaza

The Planning Commission visited the project sites scheduled for review at the Thursday Planning Commission meeting. No public testimony was taken, and the public was invited to attend. Call 564-5470 for additional information.

**** Site visits held. ****

- B. THURSDAY, SEPTEMBER 22, 2011 **12:00 NOON**
LUNCH DE LA GUERRA PLAZA
City Hall, Room 15, Upstairs

The Planning Commission met informally with City Staff to discuss an update on status of long-range projects, new legislation, zoning enforcement items, status reports on previously-approved projects, and future agenda items.

**** Update given. ****

- C. Regular meetings of the Planning Commission can be viewed live on City TV-18, or on your computer via www.SantaBarbaraCA.gov/Government/Video/ and then clicking City TV-18 Live Broadcast. Meeting rebroadcast schedule can be found at <http://www.citytv18.com/schedule.htm> An archived video copy of this meeting will be viewable, on computers with high speed internet access, the following Tuesday at www.santabarbaraca.gov and then clicking *Online Meetings*.
- D. The scope of a project may be modified under further review. If you have any questions, wish to review the plans, or wish to be placed on a mailing list for future agendas for an item, please contact the Case Planer as listed in the project description. Our office hours are 8:30 a.m. to 4:30 p.m., Monday through Thursday, and every other Friday. Please check our website under City Calendar to verify closure dates.
- E. AGENDAS, MINUTES and REPORTS: Copies of all documents relating to agenda items are available for review at 630 Garden St. and agendas and reports are posted online at www.SantaBarbaraCA.gov/pc. Please note that online Staff Reports may not include some exhibits. Materials related to an item on this agenda submitted to the Planning Commission after distribution of the agenda packet are available for public inspection in the Community Development Department located at 630 Garden St., during normal business hours.

I. ROLL CALL

**** Roll Call taken.**

Commissioner Jacobs arrived at 1:15 P.M. **

II. PRELIMINARY MATTERS:

- A. Action on the review and consideration of the following Draft Minutes and Resolutions listed in this Agenda.
 - 1. Draft minutes of August 25, 2011
 - 2. Draft minutes of September 1, 2011
 - 3. Draft minutes of September 8, 2011
 - 4. Resolution 017-11
502 E. Micheltorena Street
 - 5. Resolution 018-11
End of Mesa Lane

**** Approved with corrections.**

Jordan/Lodge Vote: 6/0

Abstain: As noted.

Commissioner Jostes abstained from the Minutes of September 1, 2011.

Commissioner Jordan abstained from Resolution 018-11 and related Minutes of September 8, 2011.

Absent: 1 (Jacobs)**

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

**** Requests were made. ****

- C. Announcements and appeals.

**** No Announcements were made. ****

- D. Comments from members of the public pertaining to items not on this agenda. [Due to time constraints, each person is limited to two (2) minutes.]

**** No one wished to speak. ****

III. CONSENT ITEMS:

APPLICATION OF ROGER RONDEPIERRE, ATLANTIC AVIATION, 404 WILLIAM MOFFETT PLACE, 073-045-003, A-F, S-D-3, AIRPORT FACILITIES AND COASTAL OVERLAY ZONES, GENERAL PLAN DESIGNATION: MAJOR PUBLIC AND INSTITUTION (MST2011-00270, CDP2011-00008) CONTINUED FROM SEPTEMBER 8, 2011.

The project consists of the installation of three 2,820 square foot prefabricated hangars on existing paved aircraft parking ramp at Atlantic Aviation's leasehold on Santa Barbara Airport property. The project would replace five aircraft tie-down spaces with three general aviation T-hangars (small airplane hangars shaped like a capital "T"). These hangars would be owned by Atlantic Aviation and leased to airplane owners who want a secure, enclosed space for their airplane. The new hangars will replace three older T-hangars that were removed as part of construction of the new Airline Terminal.

The discretionary application required for this project is a Coastal Development Permit (CDP2011-00008) to allow construction of three prefabricated T-hangars in the Appealable Jurisdiction of the City's Coastal Zone (SBMC §28.45.009).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Section 15303(c).

Case Planner: Andrew Bermond, Assistant Planner
Email: ABermond@SantaBarbaraCA.gov

Phone: 805-692-6032

**** Continued to October 6, 2011. ****

IV. **NEW ITEM:**

ACTUAL TIME: 1:01 P.M.

APPLICATION OF JAY BLATTER AND JULIE GUAJARDO-MCGEEVER OF HOCHHAUSER BLATTER ARCHITECTS, ARCHITECT FOR MARK AND VALERIE MALDONADO, 1820, 1822, 1826 DE LA VINA STREET; APN: 027-022-022, -023, -024; R-4 ZONES, GENERAL PLAN DESIGNATION: RESIDENTIAL 12 UNITS/ARCE (MST2009-00536)

The proposed project consists of a 40-bedroom Residential Care Facility for the Elderly (RCFE) designed to serve seniors suffering from Alzheimer's or various forms of dementia. Proposed construction includes a two-story, 24,128 net square foot building (25,400 gross sq. ft.). There is a sub-level cellar for food storage, laundry and mechanical equipment measuring 2,210 net square feet, and the first and second floors would be 8,581 and 13,337 net square feet, respectively. The project also includes 20 on grade parking spaces, of which 16 are covered and 4 are uncovered. The site contains an oak tree that is proposed to be preserved and included as part of the new site plan. The project consists of the demolition of the six existing structures on site, including three houses (two of which are duplexes), two garages and one shed. Including attics, the floor area of the six existing structures totals 8,251 net square feet. A total of 11,228 net square feet of floor area on the first and second floors would be dedicated to residential rooms, which range from 294 to 376 square feet in size. Each room would have a private sink, a studio living/bedroom area, and in most cases would share a bathroom with the adjacent room. Common amenities total 10,690 square feet, and include a commercial kitchen, dining area, wellness center, activity spaces, sunrooms, bathrooms and service areas. Individual bedrooms do not have kitchens or kitchenettes, and would not qualify as "dwelling units."

Project Operations: The facility would be licensed to provide non-medical residential care by the State of California, Department of Community Care Licensing as a RCFE. Since residents rarely go outside, activity areas would be focused within internal common spaces. Common interior space available to residents totals 3,399 square feet (excluding administration, kitchen, storage, bathing, wellness office and other service areas). However, 21% of the site is proposed as useable landscape/open area (5,692 square feet).

The project has been designed to consist of three small "neighborhoods" within the building. Each neighborhood would include 11 to 15 bedrooms. Each neighborhood would also have a common living/dining/activities area. Stations for direct care staff, bathing and medications storage would be located in each neighborhood. The project would offer residents three meals a day, personal care services, medications oversight, activities and transportation to medical services and outdoor activities as part of the regular daily program. The community would be staffed twenty-four hours a day. Shift changes occur three times daily: 7am, 3pm and 11pm. The daytime shift is staffed most heavily and would include a maximum of twelve employees at any one time. Residents

do not drive, and would be transported to activities and appointments by a dedicated facility van.

The discretionary application required for this project is a Conditional Use Permit to allow a Residential Care Facility for the Elderly (RCFE) in a residential zone (SBMC §28.94.030.R). The Planning Commission will consider approval of the Final Mitigated Negative Declaration prepared for the project pursuant to the California Environmental Quality Act Guidelines Section 15074.

Case Planner: Kelly Brodison, Assistant Planner
Email: KBrodison@SantaBarbaraCA.gov

Phone: 805-564-5470, ext. 4531

**** Adopted Final Mitigated Negative Declaration and
Approved Conditional Use Permit with added conditions.**

Schwartz/Bartlett Vote: 5/2 (Jacobs, Jordan)

Abstain: 0

Absent: 0

Resolution No. 019-11. **

V. ENVIRONMENTAL HEARING:

ACTUAL TIME: 4:27 P.M.

**APPLICATION OF CITY OF SANTA BARBARA, COMMUNITY
DEVELOPMENT DEPARTMENT, PLAZA DE LA GUERRA, APN: 037-092-037,
P-R/ C-2 (PARK AND RECREATION/ COMMERCIAL) ZONES, GENERAL
PLAN DESIGNATION: MAJOR PUBLIC AND INSTITUTIONAL (MST2007-
00496)**

This parcel includes City Landmarks: "City Hall and California Pepper Tree." The project consists of lowering the grade of the lawn area to be flush with the U-road; replacing the U-road surface and sidewalks in concrete; eliminating five curbside parking spaces in the U-road; adding one parking space on De la Guerra Street; widening the sidewalk by 4.5 feet on the western side of the Plaza; adding a new crosswalks across De la Guerra Street at the Plaza entry; installing new amenities including lighting; replacing and upgrading of underground utilities including electrical, water, gas and sewer lines; relocating the electrical main panel from the lawn area; relocating flag poles; installing landscape improvements (tree replacement and lawn/turf reduction); and installing removable bollards and truncated domes between the lawn and road surface.

The purpose of the environmental hearing is to receive comments from the Planning Commission, interested agencies and the public on the proposed EIR scope of analysis, consistent with the provisions of the California Environmental Quality Act (CEQA) Guidelines. Written comments will be accepted through Monday, October 3, 2011.

No formal action on the development proposal or environmental document will take place at this hearing.

Case Planner: Kathleen Kennedy, Associate Planner
Email: KKennedy@SantaBarbaraCA.gov

Phone: 805-564-5470, ext. 4560

**** Hearing held. ****

VI. ADMINISTRATIVE AGENDA:

ACTUAL TIME: 4:54 P.M.

A. Committee and Liaison Reports.

1. Staff Hearing Officer Liaison Report

**** Report given. ****

2. Other Committee and Liaison Reports

**** Reports given. ****

VII. ADJOURNMENT:

**** Meeting adjourned at 4:59 P.M. ****