



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

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

**PLANNING COMMISSION
FINISHED AGENDA**

**CITY COUNCIL CHAMBERS
CITY HALL – 735 ANACAPA STREET
THURSDAY, NOVEMBER 10, 2011
1:00 P.M.**

NOTICES:

- A. TUESDAY, NOVEMBER 8, 2011 **7:45 A.M.**
SITE VISIT 630 GARDEN STREET
Community Development Parking Lot
1400-1700 Blocks E. Cabrillo Blvd (Andree Clark Bird Refuge) and 1414 Park Place
601 E. Micheltorena

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. 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*.
- C. 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.

- D. 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 Lodge absent
Commissioner Jacobs arrived at 1:08 P.M.****

II. PRELIMINARY MATTERS:

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

**** No Requests were made. ****

- B. Announcements and appeals.

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

- C. 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. NEW ITEM:

ACTUAL TIME: 1:04 P.M.

APPLICATION OF CITY OF SANTA BARBARA PARKS AND RECREATION DEPARTMENT FOR ANDREE CLARK BIRD REFUGE VEGETATION MAINTENANCE AND HABITAT RESTORATION PROJECT, 1400-1700 BLOCKS EAST CABRILLO BLVD (ANDREE CLARK BIRD REFUGE) AND 1414 PARK PLACE (CULVERT), APN 017-382-001; 017-381-001, PR/SD3 ZONES, GENERAL PLAN DESIGNATION: PARK (MST2011-00315)

The project would remove 0.86 acres of marsh vegetation from Andree Clark Bird Refuge and restore 0.86 acres of wetland habitat at the Refuge, and remove silt and vegetation from a grouted sandstone culvert along Old Coast Highway and from a concrete culvert entering the Bird Refuge from the north, for a total of 0.07 acres from the culverts. Maintenance activities would occur over a five-year period to keep the affected locations free of marsh vegetation. The purpose of the project is to restore water flow and conveyance in the lake and culverts to reduce mosquito production and flooding, improve water quality, and limit eutrophication and resulting odors. The proposal would also protect the diversity of habitats at the Bird Refuge.

The discretionary applications required for this project are:

1. A Coastal Development Permit (CDP2011-00014) to allow the proposed development for the culvert portion of the project in the Non-Appealable Jurisdiction of the City's Coastal Zone (SBMC § 28.44.060); and
2. Planning Commission recommendation to the California Coastal Commission for the portion of the project in its permanent jurisdiction for the maintenance and restoration of the Andree Clark Bird Refuge within the submerged portion of the lake.

The Planning Commission will consider approval of the Mitigated Negative Declaration prepared for the project pursuant to the California Environmental Quality Act Guidelines Section 15074.

Case Planners: Jan Hubbell, Parks Project Planner; Kathy Frye, Natural Areas Planner
Email: JHubbell@SantaBarbaraCA.gov Phone: 805-564-5440;
KFrye@SantaBarbaraCA.gov Phone: 805-897-1976

**** Approved Mitigated Negative Declaration and Coastal Development Permit and made recommendations to California Coastal Commission.**

Jacobs/Larson Vote: 6/0

Abstain: 0

Absent: 1 (Lodge)

Resolution No. 023-11. **

IV. DISCUSSION ITEM:

ACTUAL TIME: 2:00 P.M.

CONSTRUCTION UPDATE FOR VILLA RIVIERA REAL ESTATE COMPANY, 601 E. MICHELTORENA ST, 027-270-030, C-O (MEDICAL OFFICE) AND R-2 (TWO FAMILY RESIDENTIAL) ZONES, GENERAL PLAN DESIGNATION: MAJOR PUBLIC AND INSTITUTIONAL-MEDICAL CENTER AND RESIDENTIAL-12 DWELLING UNITS PER ACRE (MST2003-00827)

Six-month construction update on the demolition of the former St. Francis Hospital complex and construction of 115 residential condominiums on approximately 5.94 acres of the 7.39 acre site (previously referred to as the "Cottage Workforce Housing Project"). The project was approved by the Planning Commission on September 21, 2006

(Resolution No. 039-06), and by the City Council on December 19, 2006 (Resolution No. 06-103). The City Council certified the Final Environmental Impact Report (FEIR) for the project on December 19, 2006 pursuant to the California Environmental Quality Act Guidelines Sections 15090 and 15091. An addendum to the certified FEIR was prepared pursuant to California Environmental Quality Act Guidelines Section 15164.

DISCUSSION ITEM - Staff will present a six-month update on the status and effectiveness of construction related mitigations and monitoring for the Cottage Workforce Housing Project. **No formal action on the project will be taken during this discussion item.**

Case Planner: Allison De Busk, Project Planner
Email: ADebusk@SantaBarbaraCA.gov

Phone: 805-564-5470, ext. 4552

**** Discussion held. ****

V. ADMINISTRATIVE AGENDA:

ACTUAL TIME: 2:43 P.M.

A. Committee and Liaison Reports.

1. Staff Hearing Officer Liaison Report

**** No report given. ****

2. Other Committee and Liaison Reports

**** Reports given.**

**Commissioners Jordan and Schwartz appointed to the
Airport Planning Advisory Committee. ****

VI. ADJOURNMENT:

**** Meeting adjourned at 2:48 P.M. ****