



# City of Santa Barbara Planning Division

## PLANNING COMMISSION MINUTES

November 10, 2011

### **CALL TO ORDER:**

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

### **I. ROLL CALL**

Chair John Jostes, Commissioners Bruce Bartlett, Mike Jordan, Stella Larson, and Deborah L. Schwartz.

**Absent: Commissioner Lodge was absent. Commissioner Charmaine Jacobs arrived at 1:08 P.M.**

### **STAFF PRESENT:**

Danny Kato, Senior Planner  
N. Scott Vincent, Assistant City Attorney  
Allison De Busk, Project Planner  
Jan Hubbell, Parks Project Planner  
Kathy Frye, Natural Areas Planner  
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.  
None.
- C. Comments from members of the public pertaining to items not on this agenda.  
Chair Jostes opened the public hearing at 1:03 P.M. and, with no one wishing to speak, closed the hearing.

**III. NEW ITEM:**

**ACTUAL TIME: 1:04 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 Final 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: 805-564-544  
KFrye@SantaBarbaraCA.gov Phone: 805-897-1976

Kathy Frye, Natural Areas Planner, gave the Staff presentation, joined by Jan Hubbell, Parks Project Planner

Jill Zachary, Assistant Parks and Recreation Director, gave the applicant presentation.

Chair Jostes opened the public hearing at 1:47 P.M., and with no one else wishing to speak, the public hearing was closed.

**MOTION: Jacobs/Larson**

**Assigned Resolution No. 023-11**

Approved the Final Mitigated Negative Declaration; and the Coastal Development Permit, making the findings as outlined in the Staff Report of November 3, 2011, and subject to the Conditions of Approval in Exhibit A of the Staff Report; and recommend 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.

This motion carried by the following vote:

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

The Commission asked Staff to include in its recommendation to the Coastal Commission that maintenance be made by Union Pacific Railroad on their portion of the area. Mr. Kato responded that the recommendation would be included in a transmittal letter to the Coastal Commission.

Chair Jostes announced the ten calendar day appeal period.

**IV. DISCUSSION ITEM**

**ACTUAL TIME: 2:00 P.M.**

**RECUSALS:** To avoid any actual or perceived conflict of interest, the following Commissioners recused themselves from hearing this item:

Commissioner Larson recused herself from attending the discussion due to her husband being employed by Cottage Hospital.

Commissioner Bartlett recused himself from making any comments during discussion on this project due to his architectural firm working with Cottage Hospital in Goleta.

**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

Allison De Busk, Project Planner, gave the Staff presentation.

Ron Biscaro, President, Villa Riviera Real Estate Company/Cottage Hospital Vice President of Housing and Real Estate Development gave the Applicant presentation.

Chair Jostes opened the public hearing at 2:09 P.M.

The following neighbors provided public comment:

1. Janice Herndon was concerned with the permanent location of the telephone pole which could have been put in a less visible location. Submitted pictures and requested that consideration be given to movement of the pole.
2. David Boire shared the same concern and commented on the lack of communication that the pole was being placed in its location obstructing the neighborhood views. Complimented the construction being done.
3. Gary Hoffman submitted pictures showing the obstruction made by the telephone pole.
4. Bob Cybull was concerned with the 65 foot pole and asked that it be removed.

With no one else wishing to speak, the public hearing was closed at 2:20 P.M.

Commissioner's Comments:

1. Most Commissioners were concerned with the 52 violations that have been issued in the past year without any financial penalties applied and would like to see contractors and subcontractors held more accountable. Accountability for enforcement should take place early on so that it is understood that the City and the public do mean business.
2. Commissioners respected the comments made by the public regarding the 65-foot public utility pole, but stated that it is not in the Planning Commission's jurisdiction to direct placement of the pole. Southern California Edison follows the PUC building code standards and any movement of the pole would be between SCE and Cottage Hospital.
3. Commissioner Jostes said the Mitigation Monitoring Process is working well and has come a long way from when it did not exist.

**V. ADMINISTRATIVE AGENDA**

**ACTUAL TIME: 2:43 P.M.**

D. Committee and Liaison Reports.

1. Staff Hearing Officer Liaison Report

None was given.

2. Other Committee and Liaison Reports

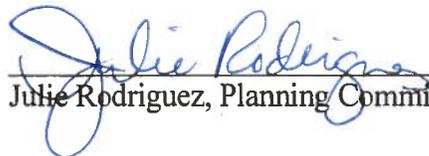
a. Danny Kato sought two Commissioners to serve on the Airport Master Plan Advisory Committee. Commissioners Michael Jordan and Deborah Schwartz will serve.

b. Commissioner Schwartz reported on the Downtown Parking Committee meeting of November 10, 2011.

**VI. ADJOURNMENT**

Chair Jostes adjourned the meeting at 2:48 P.M.

Submitted by,

  
\_\_\_\_\_  
Julie Rodriguez, Planning Commission Secretary

