



City of Santa Barbara Planning Division

PLANNING COMMISSION MINUTES

June 12, 2014

CALL TO ORDER:

Chair Schwartz called the meeting to order at 1:02 P.M.

I. ROLL CALL

Chair Deborah L. Schwartz, Vice Chair Addison Thompson, Commissioners Bruce Bartlett, John P. Campanella, Mike Jordan, Sheila Lodge, and June Pujo.

STAFF PRESENT:

John Ledbetter, Principal Planner
Renee Brooke, Senior Planner
N. Scott Vincent, Assistant City Attorney
Steve Foley, Supervising Transportation Planner
Irma Unzueta, Project Planner
Suzanne Riegle, Associate Planner
Julie Rodriguez, Planning Commission Secretary

II. PRELIMINARY MATTERS:

A. Action on the review of the following Draft Minutes and Resolutions:

1. Draft Minutes of May 22, 2014
2. Resolution No. 011-14
1661 Shoreline Drive
3. Resolution No. 012-14
608 and 614 Chapala Street

MOTION: Bartlett/Lodge

Approve the minutes and resolutions as corrected.

This motion carried by the following vote:

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

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

None.

C. Announcements and appeals.

Ms. Brooke announced that the Planning Commission meeting of June 19, 2014 will be cancelled. There is no Planning Commission meeting scheduled for July 3, 2014. The next meeting of the Planning Commission will be July 10, 2014.

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

Chair Schwartz opened the public hearing at 1:07 P.M.

Rob Fredericks, Housing Authority of the City of Santa Barbara, shared the Housing Authority's five year action plan (2014-2019) with the Commission. With no one else wishing to speak, the hearing was closed at 1:18 P.M.

IV. **DISCUSSION ITEM:**

ACTUAL TIME: 1:18 P.M.

CONSTRUCTION UPDATE FOR SANTA BARBARA COTTAGE HOSPITAL (SBCH), 400 WEST PUEBLO STREET (FORMERLY KNOWN AS 320 WEST PUEBLO STREET), APNS: 025-100-001; 025-061-015; & 025-171-050; SP-8 HOSPITAL ZONE, GENERAL PLAN DESIGNATION: INSTITUTIONAL (MST2003-00152)

Staff will present an annual update on the status and effectiveness of construction related mitigations and monitoring for the Cottage Hospital Modernization and Seismic Compliance Project. The project was approved by the Planning Commission on March 24, 2005 (Resolution No. 020-05), and by the City Council on April 25, 2005 (Amended PC Resolution No: 020-05). The City Council certified the Final Environmental Impact Report (FEIR) for the project on March 24, 2005 pursuant to California Environmental Quality Act Guidelines Section 15091.

Case Planner: Suzanne Riegle, Associate Planner

Email: SRiegle@SantaBarbaraCA.gov

Phone: (805) 564-5470, ext. 2687

Suzanne Riegle, Associate Planner, gave the Staff presentation.

Ron Biscaro, Vice President for Project Management, Santa Barbara Cottage Hospital, gave the Applicant presentation joined by Tom Thomson, Project Manager, and Heidi Jones, Suzanne Elledge Planning and Permitting Services.

The Commission enjoyed the video presentation and was appreciative of the update and Cottage Hospital's role in the community. This was cited as an exemplary development model.

Chair Schwartz called for a recess at 2:13 P.M. and reconvened the meeting at 2:27 P.M.

V. **RECOMMENDATION TO CITY COUNCIL:**

ACTUAL TIME: 2:27 P.M.

EMERGENCY SHELTER ORDINANCE

In 2011, the City Council adopted the General Plan Update including policies directing amendments to the Santa Barbara Municipal Code to satisfy the requirements of Senate Bill 2 (SB2) regarding emergency shelter zoning. SB2 requires the identification of a zone or zones that allow emergency shelters without a conditional use permit or other discretionary approval. The purpose of this hearing is for the Planning Commission to review the proposed ordinance amendments and forward a recommendation to the City Council concerning allowing emergency shelters with minimal supportive services without a discretionary land use approval in certain zones that allow overnight accommodations, including the R-4 (Hotel-Motel Multiple Residence), C-P (Restricted Commercial), C-L (Limited Commercial), C-1 (Limited Commercial), C-2 (Commercial), and C-M (Commercial Manufacturing) zones. Amendments related to emergency shelters are also proposed to the Definitions Chapter (28.04) and Conditional Use Permits Chapter (28.94) of the Municipal Code.

Contact: Irma Unzueta, Project Planner
Email: IUnzueta@SantaBarbaraCA.gov

Phone: (805) 564-5470, ext. 4562

Case Planner: Irma Unzueta, Project Planner, gave the Staff presentation. John Ledbetter, Principal Planner, and Steve Foley, Supervising Transportation Planner were available to answer questions.

MOTION: Lodge/Bartlett

Assigned Resolution No. 015-14

Recommended that City Council adopt the Proposed Amendments to the Municipal Code Related to Emergency Shelter Zoning, as outlined in Exhibit B of the Staff Report, dated June 5, 2014, with the following comments:

1. Recommends change to intake/waiting area be at least 10 square feet per bed.
2. Recommends the following amendment to the parking standard: Staff shall develop a parking standard for emergency shelters based on objective criteria (i.e., the number of beds proposed for the shelter) that reasonably addresses the anticipated vehicle parking demand for residents and, employees/volunteers, and bicycles. Staff shall develop the parking standard with the goal of avoiding offsite parking impacts while at the same time not overburdening the emergency shelter with unnecessary parking. The ordinance may allow the emergency shelter to propose a lower parking requirement if the applicant can demonstrate, with a parking study, that the proposed parking will satisfy the project's anticipated parking demand. In any case, the parking standard for emergency shelters shall not exceed the parking requirements for similar uses within the same zone.

This motion carried by the following vote:

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

Commissioner Jordan could not support the recommendation of such a significant growth of allowable zones and would rather see limited zones or geographic expansion that clearly complies with the demonstrated needs assessment, including an overlay that includes existing homeless shelters.

Commissioner Pujo would have preferred the motion to include the prohibition of outdoor sound amplification systems as part of the Management Plan, but could still support the motion.

VI. ADMINISTRATIVE AGENDA

ACTUAL TIME: 4:53 P.M.

E. Committee and Liaison Reports

1. Staff Hearing Officer Liaison Report

a. Commissioner Jordan reported on the Staff Hearing Officer meeting of June 11, 2014.

2. Other Committee and Liaison Reports

b. Commissioner Lodge reported on the Water Commission meeting of June 9, 2014.

c. Commissioners Bartlett and Campanella reported on the Architectural Board of Review meeting of June 9, 2014.

d. Commissioner Campanella reported on the Downtown Parking Committee meeting of June 12, 2014.

3. Report from the Chair

a. Chair Schwartz reported that the Planning Commission meetings of June 19, 2014 and July 3, 2014 would be cancelled. The next Planning Commission meeting will be July 10, 2014.

ADJOURNMENT

Chair Schwartz adjourned the meeting at 5:02 P.M.

Submitted by,



Julie Rodriguez, Planning Commission Secretary