



**Chair John Campanella
Commissioner Jay D. Higgins
Commissioner Sheila Lodge
Commissioner Addison Thompson**

**Vice-Chair June Pujo
Commissioner Mike Jordan
Commissioner Deborah L. Schwartz**

**PLANNING COMMISSION
AGENDA**

**CITY COUNCIL CHAMBERS
CITY HALL – 735 ANACAPA STREET
THURSDAY, JUNE 16, 2016
1:00 P.M.**

Website: www.SantaBarbaraCA.gov

NOTICES:

**A. THURSDAY, JUNE 16, 2016
LUNCH**

**12:00 NOON
DE LA GUERRA PLAZA
City Hall, Room 15, Upstairs**

The Planning Commission will meet informally with City Staff to discuss the following:

1. 2016 General Plan Implementation / Adaptive Management Program (AMP) Report
Contact: Debra Andaloro, Principal Planner
Email: DAndaloro@SantaBarbaraCA.gov
Phone: (805) 564-5470, extension 2569
2. An update on status of long-range projects, new legislation, zoning enforcement items, status reports on previously-approved projects, and future agenda items.

B. This regular meeting of the Planning Commission can be viewed live on City TV-18, or on your computer at www.SantaBarbaraCA.gov/CityTV. You can also click on www.SantaBarbaraCA.gov/CityTVProgamGuide for a rebroadcast schedule. An archived video copy of this meeting will be viewable, on computers with high speed internet access, the next business day at <http://www.SantaBarbaraCA.gov/PCVideos>.

- C. **AMERICANS WITH DISABILITIES ACT:** If you need auxiliary aids or services or staff assistance to attend or participate in this meeting, please contact the City Administrator's Office at (805) 564-5305. If possible, notification at least 48 hours prior to the meeting will usually enable the City to make reasonable arrangements. Specialized services, such as sign language interpretation or documents in Braille, may require additional lead time to arrange.
- D. This agenda schedule is subject to change. It is recommended that applicants and interested persons plan to arrive at 1:00 P.M. However, for longer agendas, all parties are encouraged to monitor Channel 18 and, when the item prior to the application of interest begins, come to the Commission hearing.
- E. The scope of a project may be modified as it proceeds through the planning process. 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 Planner 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.
- F. **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

II. PRELIMINARY MATTERS:

- A. Requests for continuances, withdrawals, postponements, or addition of ex-agenda items.
- B. Announcements and appeals.
- C. Review, consideration and action on the following draft Planning Commission Minutes and Resolutions:
 - 1. June 2, 2016
 - 2. PC Reso No. 014-16
1401 Shoreline Drive
- 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.]

III. RECOMMENDATION TO CITY COUNCIL:

DENSITY BONUS AND DEVELOPMENT INCENTIVES ORDINANCE AMENDMENT (SBMC §28.87.400)

The purpose of this public hearing is for the Planning Commission to review and make recommendations to the City Council regarding a Density Bonus and Development Incentives Ordinance amendment (SBMC §28.87.400). The City's Density Bonus and Development Incentives Ordinance is currently out of compliance with State Density Bonus Law (SDBL). These minor ordinance amendments will bring the City into compliance with SDBL.

The project will require an environmental finding for a CEQA Guidelines Section 15183 Exemption (Projects Consistent with the General Plan) prior to the ordinance adoption.

Contact: Elizabeth Limón, Project Planner
Email: ELimon@SantaBarbaraCA.gov

Phone: (805) 564-5470, ext. 4569

IV. DISCUSSION ITEM:

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. **No formal action on the project will be taken during this discussion item.**

Contact: Tony Boughman, Assistant Planner
Email: TBoughman@SantaBarbaraCA.gov

Phone: (805) 564-5470, ext. 4539

V. RECOMMENDATION TO CITY COUNCIL:

WIRELESS FACILITIES ORDINANCE (DELETING SBMC §28.94.030.DD AND ADDING CHAPTER 28.74 TO TITLE 28 OF THE SBMC)

The purpose of this public hearing is for the Planning Commission to review and make recommendations to the City Council regarding Municipal Code Amendments related to the regulation of Wireless Communication Facilities.

The new ordinance proposes to delete Santa Barbara Municipal Code Section 28.94.030.DD and add a new Chapter 28.74 in Title 28 of the Santa Barbara Municipal Code to include the following (partial list):

- City requirements for a revised review process for the various types of wireless telecommunications facilities applications;
- Development standards and guidelines for new facilities and substantial changes to existing facilities;
- Specifies the types of wireless telecommunications facilities that are allowed to propose certain types of collocation facilities;
- Responds to FCC Rules Implementing Section 6409(a) of the Middle Class Tax Relief and Job Creation Act of 2012;
- Lists aesthetic and concealment design requirements and preferences for wireless telecommunications facilities;
- Establishes required findings of approval for some wireless facilities that may require a Conditional Use Permit; and
- Allows for an administrative review process for certain wireless facility improvement projects.

The Planning Commission recommendations will be forwarded to the City Council for adoption later this year.

The proposed ordinance is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guideline Sections 15061, 15301, 15302, and 15305 because the ordinance merely establishes a comprehensive permitting scheme.

Presentation: Robert C. May III, Wireless Consultant

Staff Contact: Jaime Limon, Senior Planner

Email: JLimon@SantaBarbaraCA.gov

Phone: (805) 564-5470, extension 5507

VI. ADMINISTRATIVE AGENDA:

- A. Committee and Liaison Reports
 - 1. Staff Hearing Officer Liaison Report
 - 2. Other Committee and Liaison Reports

VII. ADJOURNMENT

CITY OF SANTA BARBARA PLANNING COMMISSION

MEETING PROCEDURES

PUBLIC COMMENT PROCEDURE: You are welcome to attend this hearing. The public is invited to speak on any item on the Planning Commission Agenda. After receiving recognition from the Chair, please approach the podium and speak into the microphone. State your name and purpose for appearing. Your name and comments will be entered into the public record.

The order of presentation after the Chair introduces the item is as follows:

1. Presentation by Staff (15 minutes)*.
2. Presentation by Applicant (15 minutes)*.
3. Public Hearing*.
4. Additional response by Applicant/Staff (5 minutes each)*.
5. Questions and comments by the commission.
6. Commission consideration of Findings and Conditions of Approval.
7. Motion, discussion of motion, decision, and vote by the Commission.

***Time may be extended or limited by the Chair of the Planning Commission.**

Items that generate a large amount of citizen interest may be taken out of their scheduled order on the agenda as a courtesy to the public in attendance. Where there are a large number of people wishing to speak on an item, the Chairman may limit time allotted to each speaker.

WRITTEN COMMENT PROCEDURE: Written comments are welcome and will be entered into the public record. Written information should be submitted prior to the meeting at the Planning Division Office, 630 Garden St; by mail attention Planning Commission Secretary, P.O. Box 1990, Santa Barbara, CA 93102-1990; or by email at PCSecretary@SantaBarbaraCA.gov, and received no later than 4:30 P.M. on the Monday before the Planning Commission hearing. Please submit 12 copies of any written materials over 2 pages. Written comments are accepted at and up to the time of the hearing; however, the Planning Commission may not have time to consider materials submitted after the Monday deadline.

It is not possible to determine the precise time an item will be heard. The Planning Commission sessions are broadcast live on the Government Access Television Channel 18. Monitoring will assist in determining when the item will come up. Any continued items are announced at the beginning of the meeting and repeated throughout the meeting by the Chair.

APPEALS AND SUSPENSIONS: Many of the items before the Commission may be appealed to the City Council. For further information on appeals, contact the Planning Division Staff or the City Clerk's Office.

Any further information on the Planning Commission meeting procedures or agenda items may be obtained by calling the Planning Division at (805) 564-5470.

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