



Chair George C. Myers
Commissioner Bruce Bartlett (*absent*)
Commissioner John Jostes
Commissioner Harwood A. White, Jr.

Vice Chair Stella Larson (*absent*)
Commissioner Charmaine Jacobs
Commissioner Addison S. Thompson (*absent*)

**PLANNING COMMISSION
SPECIAL HEARING
FINISHED AGENDA**

**CITY COUNCIL CHAMBERS
CITY HALL – 735 ANACAPA STREET
THURSDAY, APRIL 17, 2008
9:00 A.M.**

I. NOTICES:

- A. **TELEVISION COVERAGE:** This special meeting 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. City TV-18 will also rebroadcast this meeting in its entirety on Friday at 6:00 p.m. and again on Sunday at 9:00 a.m. An archived video copy of this meeting will be viewable, on computers with high speed internet access, by the following Tuesday at www.santabarbaraca.gov and then clicking *Online Meetings*.
- B. **AMERICAN WITH DISABILITIES ACT:** In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Administrator's Office at (805) 564-5305. Notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements.
- C. **SCHEDULE:** This agenda schedule is subject to change. It is recommended that applicants and interested persons plan to arrive at 9:00 A.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.

D. **CONTACT:** 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 City Planning staff at (805) 564-5470 between the hours of 8:00 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 posted online at www.SantaBarbaraCa.gov/pc. Please note that online Staff Reports may not include some exhibits.

II. PUBLIC COMMENT:

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

**** No Public Comment was made. ****

III. NEW ITEM:

ACTUAL TIME: 9:03 A.M.

APPLICATION OF BRIAN CEARNAL FOR THE SANTA BARBARA COTTAGE HOSPITAL FOUNDATION, 601 E. MICHELTORENA STREET, 027-270-030, C-0, MEDICAL OFFICE, GENERAL PLAN DESIGNATION: MAJOR PUBLIC AND INSTITUTIONAL/MEDICAL CENTER (MST2003-00827)

On September 21, 2006, the Planning Commission approved the Santa Barbara Cottage Hospital Foundation Workforce Housing Project. The project approval was appealed to the City Council and on November 21, 2006, the City Council upheld the Planning Commission's certification of the project's Final Environmental Impact Report and approved the project. In addition, the project received Preliminary Approval from the Architectural Board of Review on April 28, 2008. **The applicant has made changes to the project site plan and architecture and is requesting a Substantial Conformance Determination from the Community Development Director, who is requesting comments from the Planning Commission prior to making a decision.**

The applicant is proposing changes to the project site plan and architecture that are intended to refine and improve the approved proposal to develop 115 residential units on a 5.94 acre lot. In addition, during the refinement process, discrepancies were discovered in some of the original project statistics shown on the project plans approved by the Planning Commission and City Council. What was actually shown on the plans was not accurately reflected in the statistics. The project applicant has recalculated all project statistics and has identified where the miscalculations occurred. The differences from the approved project are as follows:

- Revised the site plan in the following manner:

- Incorporated a “woonerf” which serves as a street where pedestrians and cyclists have priority over motorists.
- Created an additional open space area on the upper portion of the project site.
- Reconnected the lower and upper portion of the project site.
- Reoriented units toward the street to enhance street presence.
- Reduced the number of buildings and overall building footprint.
- Eliminated one building fronting Micheltorena Street, relocated the fire turnaround and improved the pedestrian entrance at the corner of Micheltorena and California Streets, and provided additional pedestrian access on California Street.
- Enhanced and enlarged the courtyard connection.
- Increased the net floor area for the dwelling units by approximately 5,113 square feet.
- Increased the net floor area for the garage/storage/mechanical by approximately 1,302 square feet.
- Reduced the number of buildings on the project site from 49 to 43 buildings.
- Increased open space area by approximately 841 square feet.
- Reduced the overall building footprint by approximately 4,277 square feet.
- Increased the paved areas by approximately 8,212 square feet.
- Decreased the landscaped areas by approximately 3,935 square feet.
- Reduced the grading quantities by 9,800 cubic yards.
- Eliminated six of the 23 distance between building modifications approved with the original project.
- Increased the distance for 13 of the 23 distance between building modifications.
- Reduced the distance for four of the 23 distance between building modifications.
- Eliminated one of the six front yard modifications.
- Increased the setback distance for the remaining five front yard modifications.

The Environmental Analyst has determined that the addendum to the Final Environmental Impact Report prepared for the project adequately addresses the revisions to the project and that the level of impact associated with the project has not substantially changed.

Case Planner: Project Planner Irma Unzueta

Email: iunzueta@SantaBarbaraCa.gov

**** Planning Commission comments made and forwarded to the Community Development Director to make Substantial Conformance Determination ****

IV. ADJOURNMENT:

**** Meeting adjourned at 11:18 a.m. ****