



Chair Bruce Bartlett
Commissioner Charmaine Jacobs
Commissioner Stella Larson
Commissioner Deborah L. Schwartz

Vice Chair John Jostes
Commissioner Mike Jordan
Commissioner Sheila Lodge

**PLANNING COMMISSION
AGENDA**

**CITY COUNCIL CHAMBERS
CITY HALL – 735 ANACAPA STREET
THURSDAY, JUNE 17, 2010
1:00 P.M.**

Website: www.SantaBarbaraCa.gov

NOTICES:

- A. TUESDAY, JUNE 15, 2010
SITE VISITS

7:45 A.M.

Depart 630 Garden Street
Community Development Parking Lot

2559 Puesta del Sol (Natural History Museum)

The Planning Commission will visit the project sites scheduled for review at the Thursday Planning Commission meeting. No public testimony will be taken, but the public is invited to attend. Please call the Case Planner for additional information.

- B. THURSDAY, JUNE 17, 2010
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. Draft Work Program Outline for Updating City Environmental Review Resource Documents/Procedures - *Discussion*
Case Planner: Debra Andaloro, Senior Planner I
Email: DAndaloro@SantaBarbara.CA.gov
Phone: 805-564-5470, ext. 4569
2. El Encanto Hotel Update - *Discussion*
Case Planner: Kathleen Kennedy, Associate Planner
Email: KKennedy@SantaBarbaraCA.gov
Phone: 805-564-5470, ext. 4560

3. An update on status of long-range projects, new legislation, zoning enforcement items, status reports on previously-approved projects, and future agenda items.
- C. This regular 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. 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*.
- D. **AMERICANS WITH DISABILITIES ACT:** In compliance with the Americans with Disabilities Act, if you need special assistance to gain access to, comment at, or participate in this meeting, please contact the Planning Division Office at 805-564-5470. If possible, notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements in most cases.
- E. 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.
- F. 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.
- G. **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. Action on the review of the following Minutes and Resolutions:
 1. Draft Minutes of June 10, 2010
 2. Resolution 005-10
401 ½ Old Coast Highway

3. Resolution 006-10
540 West Pueblo Street
- B. Requests for continuances, withdrawals, postponements, or addition of ex-agenda items.
- C. Announcements and appeals.
- 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. JOINT CONCEPT REVIEW WITH HISTORIC LANDMARKS COMMISSION:

APPLICATION OF SUZANNE ELLEDGE AGENT FOR THE MUSEUM OF NATURAL HISTORY, 2559 PUESTA DEL SOL, 023-271-003 & 004, 023-272-002 & 003, 023-250-068, 066 & 039, E-1 SINGLE FAMILY ZONES, GENERAL PLAN DESIGNATION: MAJOR PUBLIC AND INSTITUTIONAL (MST2010-00166)

The discussion item will be a presentation by the Santa Barbara Museum of Natural History on proposed improvements to their facility that are a result of a thorough evaluation of their facility and a series of public outreach meetings. The goals of the project include consistency with applicable building codes, better accommodations for visitors to the campus and improved connection with the surrounding natural setting. At the conclusion of the evaluations, the Museum will submit an application to revise their current Conditional Use Permit.

Since the project is still being formulated, the exact amount of development is not known but the general location for the proposed development is determined. The overall concept for the project involves removing a majority of the buildings except for the historic building core, which faces Puesta Del Sol. The new development would be located within the existing developed area of the Museum grounds to the west of the historic core building. The location of the existing parking facility would remain, but would be rehabilitated to accommodate storm water runoff. The oak woodland habitat would remain and become a preserve. The only additional development in the oak woodland area would be the removal of an existing residence along the northern property line and the relocation of the MacVeagh House within that footprint. Vehicular access improvements, both within the public right-of-way adjacent to the project site and on the project site are also being considered.

The discussion item will allow the Planning Commission, Historic Landmarks Commission and the public an opportunity to review the proposed project at an early stage, prior to submitting an application to the City, and provide the Applicant and Staff with feedback and direction regarding the proposed land use and design. The opinions of the Planning Commission and Historic Landmarks Commission may change or there may be ordinance or policy changes that could affect the project that would result in requests for project design changes. **No formal action on the development proposal will be taken on the discussion item, nor will any determination be made regarding environmental review of the proposed project.**

Case Planner: Peter Lawson, Associate Planner
Email: PLawson@SantaBarbaraCA.gov

Phone: 805-564-5470, ext. 4565

IV. DISCUSSION ITEM:

WHAT IS LEED?

Staff and Commissioner Bruce Bartlett, AIA, LEED AP, will present an overview of LEED, Leadership in Energy & Environmental Design.

Case Planner: Kathleen Kennedy, Associate Planner, LEED AP

Email: KKennedy@SantaBarbaraCA.gov Phone: 805-564-5470, ext. 4560

V. ADMINISTRATIVE AGENDA:

A. Committee and Liaison Reports

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

VI. 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 Chairman, 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 Chairman 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 Chairman.

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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