



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
FINISHED AGENDA**

**CITY COUNCIL CHAMBERS
CITY HALL – 735 ANACAPA STREET
THURSDAY, AUGUST 12, 2010
1:00 P.M.**

NOTICES:

- A. Regular meetings 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*.
- A. The scope of a project may be modified under further review. 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 Planer 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.
- B. **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

**** Roll Call taken.**

**Commissioner Larson arrived at 1:04 P.M.
Commissioner Jacobs arrived at 1:07 P.M.****

II. PRELIMINARY MATTERS:

A. Action on the review and consideration of the following Draft Minutes and Resolutions listed in this Agenda.

1. Draft Minutes of June 17, 2010 **Continued from July 15, 2010**
2. Draft Minutes of July 15, 2010
3. Resolution 007-10
402 S. Hope Avenue
4. Resolution 008-10
512 Bath Street

**** Approved the Minutes and Resolutions as corrected.**

Schwartz/Jostes Vote: 6/0

Abstain: As noted.

**Commissioners Jacobs and Larson abstained
from the Minutes of June 17, 2010.**

**Commissioners Jostes and Lodge abstained from
the Minutes and Resolutions of July 15, 2010.**

**Commissioner Bartlett abstained from
Resolution 008-10 and related Minutes of July 15, 2010.**

Absent: 1 (Jacobs)**

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

**** No Requests were made. ****

C. Announcements and appeals.

**** Announcements were made. ****

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.]

**** No one wished to speak. ****

III. NEW ITEM:

ACTUAL TIME: 1:07 P.M.

APPLICATION OF BRIAN CEARNAL, ARCHITECT FOR VICTORIA STREET PARTNERS, LLC, 34 W. VICTORIA STREET, 039-131-016, C-2 COMMERCIAL ZONE, GENERAL PLAN DESIGNATION: OFFICES AND RESIDENTIAL (MST2009-00266)

The project involves the redevelopment of a 1.35-acre site located at the northern corner of Victoria and Chapala Streets. The project includes demolition of the existing 20,125 square foot commercial building (formerly occupied by Vons supermarket) and associated parking lot, and the construction of a new mixed-use development containing 23,125 square feet of commercial space and 37 residential condominiums above an underground parking garage containing 78 parking stalls. Sixty-one bicycle parking stalls would be provided. The mural located on the existing building wall along Victoria Street is proposed to be relocated and incorporated into the new building along the Chapala Street façade as part of the project.

The commercial development would include approximately 14,703 square feet of market, 7,490 square feet of commercial/retail and 932 square feet of miscellaneous/accessory floor area, and 39 parking stalls. Two of the parking stalls would be reserved as “car-share” spaces.

The residential development includes 37 units (32 market-rate units and 5 inclusionary units) comprised of 5 studios, 29 one-bedroom units and 3 two-bedroom units, with 39 assigned parking stalls. The residential portion of the development also includes 7,577 square feet of accessory area that consists of two guest rooms, a club room, a lobby, individual storage units and miscellaneous accessory space.

Public improvements including new sidewalk, curb and gutter and street trees are required. Vehicular access to the underground parking garage would be provided from Chapala Street. Grading is anticipated to consist of approximately 20,000 cubic yards of cut.

The discretionary applications required for this project are:

1. A Development Plan to allocate 3,000 square feet of nonresidential square footage from the Minor and Small Addition categories (SBMC §28.87.300); and
2. A Tentative Subdivision Map for a one-lot subdivision to create thirty-seven (37) residential condominium units, and 23,125 square feet of commercial condominium space (that may be divided into as many as three condominium units) (SBMC 27.07 and 27.13).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15332.

Case Planner: Allison De Busk, Project Planner
Email: ADebusk@SantaBarbaraCA.gov

Phone: 805-564-5470, ext. 4552

**** Approved the Development Plan and
Tentative Subdivision Map with added conditions.
Jostes/Schwartz Vote: 5/2 (Jacobs, Lodge)
Abstain: 0
Absent: 0
Resolution No. 009-10. ****

IV. DISCUSSION ITEM:

ACTUAL TIME: 4:39 P.M.

Commissioner Bartlett recused himself due to his firm doing work on a related project for the Applicant.

Commissioner Larson recused herself due to her husband working for Santa Barbara Cottage Hospital.

APPLICATION OF SUZANNE ELLEDGE, AGENT FOR SANTA BARBARA COTTAGE HOSPITAL (SBCH), 320 WEST PUEBLO STREET, APNS: 025-100-001; 025-061-015; & 025-171-050; SP-8 HOSPITAL ZONE, GENERAL PLAN DESIGNATION: MAJOR PUBLIC AND INSTITUTIONAL/MEDICAL CENTER (MST2003-00152)

Staff will present a progress report of Santa Barbara Cottage Hospital's construction activities for the past five years. The report will include the status of the project schedule, tree protection, construction traffic, solid waste reduction, other issues and concerns identified during construction, and accomplishments. **No formal action on the project will be taken during this discussion item.**

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

Phone: 805-564-5470, ext. 4562

**** Discussion heard. ****

V. SUBSTANTIAL CONFORMANCE DETERMINATION REQUEST:

ACTUAL TIME: 5:11 P.M.

Commissioner Bartlett recused himself due to his firm doing work on a related project for the Applicant.

Commissioner Larson recused herself due to her husband working for Santa Barbara Cottage Hospital.

APPLICATION OF SUZANNE ELLEDGE, AGENT FOR SANTA BARBARA COTTAGE HOSPITAL (SBCH), 320 WEST PUEBLO STREET, APNS: 025-100-001; 025-061-015; & 025-171-050; SP-8 HOSPITAL ZONE, GENERAL PLAN DESIGNATION: MAJOR PUBLIC AND INSTITUTIONAL/MEDICAL CENTER (MST2003-00152).

On March 24, 2005, the Santa Barbara Cottage Hospital (SBCH) Modernization Plan was approved by the Planning Commission, which is currently under construction. Due to recent changes in both state and federal law, requiring the hospital to maintain sufficient provisions and medical supplies to operate for 96 hours in the event of an emergency, the hospital is requesting a Substantial Conformance Determination. The request is to allow the expansion of the approved basement floor area by 10,600 square feet (s.f.) to accommodate the storage of such provisions. The proposal does not increase the building's footprint. The request would require City Council to approve an allocation of 10,600 s.f. of new non-residential square footage under SBMC§28.87.300 under the dual designation of Community Priority and Economic Development.

The Community Development Director will ultimately make a determination as to whether the proposed changes are in substantial conformance with the approved project. The purpose of the discussion is to allow the Planning Commission an opportunity to review the proposed changes to the approved project and provide input to the Community Development Director with regard to the Substantial Conformance Determination request, and to provide a recommendation to the City Council with regard to the square footage allocations.

Required Applications

The discretionary applications required for this project are:

1. A Substantial Conformance Determination that the additional construction of 10,600 square feet of nonresidential development is consistent with the previously approved the Development Plan Approval. (SBMC §28.87.300 & 28.94.050); and
2. Recommendation to City Council to allocation 10,600 s.f. of additional non-residential square footage to the project under Economic Development with a dual designation as a Community Priority.

The Planning Commission certified the Final Environmental Impact Report (FEIR) for the project on March 24, 2005 pursuant to the California Environmental Quality Act Guidelines Section 15091. An addendum to the certified FEIR was prepared pursuant to California Environmental Quality Act Guidelines Section 15164.

Case Planner: Suzanne Riegle, Assistant Planner

Email: SRiegle@SantaBarbaraCA.gov

Phone: 805-564-5470, ext. 2687

**** Recommendations made to City Council and to
Community Development Director.**

Lodge/Schwartz Vote: 5/0

Abstain: 0

Absent: 2 (Bartlett, Larson)**

VI. ADMINISTRATIVE AGENDA:

The administrative Agenda was continued to August 19, 2010

VII. ADJOURNMENT:

**** Meeting adjourned at 5:17 P.M. ****