



**Chair John Jostes**  
**Commissioner Bruce Bartlett**  
**Commissioner Mike Jordan**  
**Commissioner Deborah L. Schwartz**

**Vice Chair Sheila Lodge**  
**Commissioner Charmaine Jacobs**  
**Commissioner Stella Larson - Absent**

**PLANNING COMMISSION  
AGENDA**

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**DAVID GEBHARD PUBLIC MEETING ROOM  
630 GARDEN STREET  
THURSDAY, APRIL 21, 2011  
1:00 P.M.**

**\*\* Please note alternate location \*\***

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*Website: [www.SantaBarbaraCa.gov](http://www.SantaBarbaraCa.gov)*

**NOTICES:**

A. TUESDAY, APRIL 19, 2011  
**SITE VISITS**

**7:45 A.M.**

Depart 630 Garden Street  
Community Development Parking Lot  
2550 Treasure Drive (Samarkand Life Center)  
420 East Cota Street (Artisan Court)

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.  
\*Denotes story poles will be up during the site visit.

B. THURSDAY, A APRIL 21, 2011  
**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. 2015 Gillespie Street – *Tandem Parking*  
Case Planner: Chelsey Swanson, Assistant Transportation Planner  
Email: [CSwanson@SantaBarbaraCA.gov](mailto:CSwanson@SantaBarbaraCA.gov) Phone: 805-564-5385
2. Environmental Review Documents Subcommittee - *Debriefing*  
Case Planner: Debra Andaloro, Senior Planner  
Email: [DAndaloro@SantaBarbaraCA.gov](mailto:DAndaloro@SantaBarbaraCA.gov) Phone: 805-564-5470, ext. 4569

3. An update on status of long-range projects, new legislation, zoning enforcement items, status reports on previously-approved projects, and future agenda items.
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- 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/](http://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](http://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](http://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.
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- I. **ROLL CALL**
  - II. **PRELIMINARY MATTERS:**
    - A. Action on the review of the following Minutes and Resolutions:
      1. April 7, 2011
      2. Resolution 007-11  
34 W. Victoria Street
      3. Resolution 008-11  
401 Old Coast Highway
    - 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. NEW ITEM:**

**APPLICATION OF SUSAN BASHAM, AGENT FOR THE SAMARKAND, A COVENANT RETIREMENT COMMUNITY, 2550 TREASURE DRIVE, APN 051-330-003, E-3/ S-D-2: ONE-FAMILY RESIDENCE AND UPPER STATE ST. AREA OVERLAY ZONES, GENERAL PLAN DESIGNATION: RESIDENTIAL, FIVE UNITS/ACRE (MST2008-00469)**

The project consists of a proposal for a new LifeCenter facility at the Samarkand Retirement Community. It includes the demolition of an existing one-story, 1,872 square foot (net) maintenance building and four uncovered parking spaces, and the construction of a 9,218 square foot, two-story LifeCenter facility with an aerobics/multi-purpose room, computer room, committee office, TV studio, gallery, Nu-2-U (campus exchange shop), mechanical room, electrical room, storage and bathrooms on the first floor and a café, juice bar, fitness area, office, wellness suite, storage, and bathrooms on the second floor.

The proposal would also result in changes to other areas onsite. Building D (Fitness Building) currently includes a fitness area, wellness suite, poolside café, spa and gift shop. The fitness area, wellness suite, and poolside café would be relocated to the LifeCenter facility. The spa and gift shop would remain and the rest of the building would be remodeled to include new spa locker rooms, a resident work center, a prayer and gathering room and a mini-mart. The Nu-2-U exchange shop, currently located in the basement of the Chapel, would be moved to the LifeCenter and the basement area would be returned to storage use. The TV studio, currently located in the maintenance building, would be incorporated into the LifeCenter facility. The four uncovered parking spaces to be demolished have already been relocated to the Northview parking garage under a separate permit.

The discretionary application required for this project is a Conditional Use Permit Amendment to allow a new LifeCenter facility to support the existing retirement community (SBMC §28.94.030.R).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15303.

Case Planner: Kathleen Kennedy, Associate Planner  
Email: [KKennedy@SantaBarbaraCA.gov](mailto:KKennedy@SantaBarbaraCA.gov)

Phone: 805-564-5470, ext. 4560

**IV. DISCUSSION ITEM:**

**LONG TERM WATER SUPPLY PLAN UPDATE**

Water Resources Staff will present an overview of the information and policies contained in the draft update of the City's Long Term Water Supply Plan.

Case Planner: Bill Ferguson, Water Resources Supervisor  
Email: [BFerguson@SantaBarbaraCA.gov](mailto:BFerguson@SantaBarbaraCA.gov)

Phone: 805-564-5571

**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

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**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](mailto: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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