



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

Vice Chair Sheila Lodge
Commissioner Charmaine Jacobs
Commissioner Stella Larson

**PLANNING COMMISSION
FINISHED AGENDA**

**CITY COUNCIL CHAMBERS
CITY HALL – 735 ANACAPA STREET
THURSDAY, AUGUST 11, 2011
1:00 P.M.**

NOTICES:

- A. TUESDAY, AUGUST 9, 2011
SITE VISIT

7:45 A.M.
630 GARDEN STREET
Community Development Parking Lot
602 Anacapa Street

The Planning Commission visited the project sites scheduled for review at the Thursday Planning Commission meeting. No public testimony was taken, and the public was invited to attend. Call 564-5470 for additional information.

**** Site visit held. ****

- B. THURSDAY, AUGUST 11, 2011
LUNCH

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

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

1. 11 W. Junipero Street- *Tandem Parking*
Case Planner: Stacey Wilson,
Email: SWilson@SantaBarbaraCA.gov

Phone: 805-564-5572

**** Discussion held. ****

1. An update on status of long-range projects, new legislation, zoning enforcement items, status reports on previously-approved projects, and future agenda items.

**** Update given. ****

- C. 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*.
- D. 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.
- E. 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 John Jostes absent. **

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 July 7, 2011
 2. Resolution 013-11
1547 Shoreline Drive
 3. Draft Minutes of July 14, 2011
 4. Resolution 014-11
917 Paseo Ferrelo Road
 5. Resolution 015-11
2547 Medcliff Road

**** Approved as corrected.
Larson/Jordan Vote: 6/0
Abstain: as noted.
Commission Jacobs abstained from the
Minutes and Resolutions of July 7, 2011.
Absent: 1 (Jostes)****

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

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

- C. Announcements and appeals.

**** No 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: 1:05 P.M.

APPLICATION OF TRISH ALLEN, SUZANNE ELLEDGE PLANNING AND PERMITTING SERVICES, AGENT FOR THE HUTTON FOUNDATION, 602 ANACAPA STREET, APN 031-151-017, C-M (COMMERCIAL MANUFACTURING) ZONE, GENERAL PLAN DESIGNATION: GENERAL OFFICE/MAJOR PUBLIC INSTITUTIONAL (MST2011-00145)

The project consists of a proposal to construct a 3,626 square foot (sf) addition, completely within the existing first floor volume of an existing mixed-use building, to create classrooms and offices for Antioch University. In order to meet Antioch's deadline for classes in September 2011, the project was split into three phases, to allow for construction of improvements as soon as building permits could be issued. Phase 1 is being processed under BLD2011-00501 for an interior tenant improvement that does not require discretionary review. Phase 2 is being processed under MST2011-00105, and includes the demolition of a 1,691 square foot mezzanine, and construction of a 2,646 sf new second floor completely within the existing ground floor volume. Phase 2 will use the remaining 955 sf balance from the Small Addition category. Phase 2 requires Development Plan Approval (DPA) by the Architectural Board of Review. Phase 3 includes an additional 980 sf of second floor area, and retains the 1,691 square foot mezzanine. Phase 3 would require DPA by the Planning Commission (PC) for cumulative non-residential additions exceeding 3,000 sf. The City Council approved a preliminary Community Priority allocation of 2,671 sf on May 17, 2011. If the timing

allows, the applicant will eliminate the second phase, and proceed directly to PC for DPA for 3,626 sf of floor area (2,671 sf Community Priority + 955 sf Small Addition = 3,626 sf) prior to ABR approval of the architectural changes.

The discretionary applications required for this project are:

1. Design Review approval by the Architectural Board of Review.
2. A Development Plan to allow the construction of 3,626 square feet of nonresidential development (SBMC §28.87.300); and
3. A Final Community Priority Designation by City Council(SBMC§28.87.300)

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15301.

Case Planner: Suzanne Riegle, Assistant Planner

Email: SRiegle@SantaBarbaraCA.gov

Phone: 805-564-5470, ext. 2687

**** Approved the Development Plan and made recommendation
to City Council for a Final Community Priority Designation.**

Schwartz/Larson Vote: 6/0

Abstain: 0

Absent: 1 (Jostes)

Resolution No. 016-11. **

IV. ENVIRONMENTAL HEARING:

ACTUAL TIME: 1:39 P.M.

**APPLICATION OF JAY BLATTER AND JULIE GUAJARDO McGEEVER,
AGENT FOR MALDONADO LIVING TRUST, 1820-1826 DE LA VINA STREET,
APN 027-022-022, -023, -024, R-4 MULTI-FAMILY RESIDENTIAL ZONE,
GENERAL PLAN DESIGNATION: HOTEL AND RESIDENTIAL, 12 UNITS
PER ACRE (MST2009-00536)**

The proposed project is a 40-unit Residential Care Facility for the Elderly (RCFE) designed to serve seniors suffering from Alzheimer's or various forms of dementia. Proposed construction includes a two-story, 24,128 net square foot building (25,400 gross sq. ft.). There is a sub-level cellar for food storage, laundry and mechanical equipment measuring 2,210 net square feet, and the first and second floors would be 8,581 and 13,337 net square feet, respectively. The project also includes 20 on grade parking spaces, of which 16 are covered and 4 are uncovered.

The existing structures on site are proposed to be demolished, including three houses (two of which are duplexes), two garages and one shed. Including attics, the floor area of the six existing structures totals 8,251 net square feet. There is an existing oak tree that is proposed to be preserved and included as part of the new site plan.

The purpose of the environmental hearing is to receive comments from the Planning Commission, interested agencies, and the public on the adequacy and completeness of the Draft Initial Study and Proposed Mitigated Declaration for the proposed project. Written comments on the Draft MND will be accepted through **May 12, 2011**.

No formal action on the development proposal or environmental document will take place at this hearing.

Case Planner: Kelly Brodison, Assistant Planner

Email: KBrodison@SantaBarbaraCA.gov

Phone: 805-564-5470, ext. 4531

**** Comments received. ****

V. ADMINISTRATIVE AGENDA:

ACTUAL TIME: 2:27 P.M.

A. Committee and Liaison Reports.

1. Staff Hearing Officer Liaison Report

**** Report given. ****

2. Other Committee and Liaison Reports

**** Reports given. ****

VI. ADJOURNMENT:

**** Meeting adjourned at 2:33 P.M. ****