



# City of Santa Barbara Planning Division

## PLANNING COMMISSION MINUTES

May 9, 2013

### CALL TO ORDER:

Chair Jordan called the meeting to order at 1:01 P.M.

### I. ROLL CALL

Chair Mike Jordan, Vice Chair Deborah L. Schwartz, Commissioners Bruce Bartlett, John P. Campanella, June Pujo, and Addison Thompson.

**Absent: Commissioner Lodge arrived at 1:03 P.M.**

### STAFF PRESENT:

Renee Brooke, Senior Planner  
N. Scott Vincent, Assistant City Attorney  
Suzanne Riegle, Assistant Planner  
Julie Rodriguez, Planning Commission Secretary

### II. PRELIMINARY MATTERS:

A. Action on the review of the following Draft Minutes:

1. Draft Minutes of April 25, 2013

#### MOTION: Pujo/Schwartz

Approve the minutes of April 25, 2013.

This motion carried by the following vote:

Ayes: 6 Noes: 0 Abstain: 0. Absent: 1 (Lodge)

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

None.

C. Announcements and appeals.

Ms. Brooke made the following announcements:

1. The Planning Commission meeting of May 16, 2013 has been cancelled and a Special Meeting of the Planning Commission will be held on May 23, 2013 at noon in the David Gebhard Public Meeting Room.

2. The California Chapter, Central Coast Section, of the American Planning Association (APA) Awards Ceremony was held this weekend. The City of Santa Barbara received an Award of Excellence for the General Plan Sustainability Framework and Land Use Element, now eligible for State competition; and an Award of Merit for the Climate Action Plan.

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

Chair Jordan opened the public hearing at 1:04 P.M. and, with no one wishing to speak, closed the hearing.

### III. DISCUSSION ITEMS:

#### ACTUAL TIME: 1:05 P.M.

- A. CONSTRUCTION UPDATE FOR BELLA RIVIERA, 601 E. MICHELTORANA ST, APN 027-270-040, C-O (MEDICAL OFFICE), GENERAL PLAN DESIGNATION: MEDIUM HIGH DENSITY RESIDENTIAL (MST2003-00827)

Six-month construction update on the construction and completion of 115 residential condominiums on the site previously developed with St. Francis Hospital (formerly known as "Cottage Workforce Housing Project," currently known as "Bella Riviera"). The project was approved by the Planning Commission on September 21, 2006 (Resolution No. 039-06), and by the City Council on December 19, 2006 (Resolution No. 06-103). The City Council certified the Final Environmental Impact Report for the project on December 19, 2006 pursuant to the California Environmental Quality Act Guidelines Sections 15090 and 15091.

**DISCUSSION ITEM** - Staff presented a final six-month update on the status and effectiveness of construction related mitigations and monitoring for the Cottage Workforce Housing Project. **No formal action on the project was taken during this discussion item.**

Case Planner: Allison De Busk, Project Planner

Email: ADebusk@SantaBarbaraCA.gov

Phone: (805) 564-5470, ext. 4552.

Renee Brooke, Senior Planner, gave the Staff presentation.

Ron Biscaro, President of Villa Riviera Real Estate Company, gave the Applicant presentation, joined by John Cuykendall, Dudek Project Coordinator.

Chair Jordan opened the public hearing at 1:15 P.M., and with no one wishing to speak, closed the hearing.

The Commission acknowledged the work done by the Applicant on this project and appreciated suggestions for improving the mitigation monitoring program for future use on other projects of similar magnitude.

Chair Jordan took a moment to acknowledge a room full of UCSB Environmental Planning students and called upon student Spencer Dicks to comment on their class assignment.

**ACTUAL TIME: 2:06 P.M.**

**RECUSALS:** To avoid any actual or perceived conflict of interest, Commissioner Pujo recused herself due to owning property impacted by helicopter noise and left the dais at 2:06 P.M.

**B. CONSTRUCTION UPDATE 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)**

Annual construction updated on the construction activities for Santa Barbara Cottage Hospital. The project was approved by the Planning Commission (PC) on March 24, 2005 (Resolution No. 020-05), and by the City Council on April 25, 2005 (Amended PC Resolution No. 020-05). The City Council certified the Final Environmental Impact Report (FEIR) for the project on March 24, 2005 pursuant to the California Environmental Quality Act Guidelines Sections 15091.

**DISCUSSION ITEM** - Staff presented an annual update on the status and effectiveness of construction related mitigations and monitoring for the Cottage Modernization and Seismic Compliance Project. **No formal action on the project was taken during this discussion item.**

Case Planner: Suzanne Riegle, Assistant Planner

Email: [SRiegle@SantaBarbaraCA.gov](mailto:SRiegle@SantaBarbaraCA.gov)

Phone: 805-564-5470, ext. 2687

Suzanne Riegle, Assistant Planner, gave the Staff presentation.

Ron Biscaro, Cottage Hospital Vice President for Project Management, gave the Applicant presentation, joined by Steve Fellows, Cottage Hospital Executive Vice President and Chief Operating Officer, Tom Thompson, Project Director of Facilities Master Plan.

Chair Jordan opened the public hearing at 2:20 P.M., and with no one wishing to speak, closed the hearing.

The Planning Commission appreciated the update that included a visual presentation of the current construction of Phase 5 and upcoming phases 6 and 8.

Commissioners were pleased by the collaborative efforts made by the Applicant and the City toward the success of both projects.

IV. **ADMINISTRATIVE AGENDA:**

**ACTUAL TIME: 2:39 P.M.**

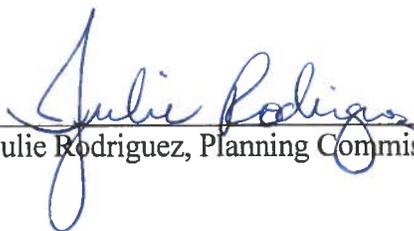
E. Committee and Liaison Reports.

1. Staff Hearing Officer Liaison Report  
None was given.
2. Other Committee and Liaison Reports  
None were given.

V. **ADJOURNMENT:**

Chair Jordan adjourned the meeting at 2:41 P.M.

Submitted by,

  
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Julie Rodriguez, Planning Commission Secretary