



Chair Deborah L. Schwartz
Commissioner Bruce Bartlett - *Absent*
Commissioner Mike Jordan
Commissioner June Pujo

Vice Chair Addison Thompson
Commissioner John Campanella
Commissioner Sheila Lodge

**PLANNING COMMISSION
FINISHED AGENDA**

**CITY COUNCIL CHAMBERS
CITY HALL – 735 ANACAPA STREET
THURSDAY, NOVEMBER 20, 2014
1:00 P.M.**

NOTICES:

- A. TUESDAY, NOVEMBER 18, 2014 **7:45 A.M.**
SITE VISIT 630 GARDEN STREET
Community Development Parking Lot
1130 State Street (Santa Barbara Museum of Art)

The Planning Commission visited the project site 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, NOVEMBER 20, 2014 **12:00 NOON**
LUNCH DE LA GUERRA PLAZA
City Hall, Room 15, Upstairs

The Planning Commission met informally with City Staff to discuss 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 at www.SantaBarbaraCA.gov/CityTV. A rebroadcast schedule can be found at www.SantaBarbaraCA.gov/ProgramGuide. An archived video copy of this meeting will be viewable, on computers with high speed internet access, the next business day at www.SantaBarbaraCA.gov/PCVideos.

- 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 Bartlett was 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 November 6, 2014

**** Approved Minutes.**

Thompson/Lodge Vote: 6/0

Abstain: 0

Absent: 1 (Bartlett)

2. PC Reso No. 027-14
511 Brosian Way

Approved Resolution.

Lodge/Thompson Vote: 6/0

Abstain: 0

Absent: 1 (Bartlett)

3. PC Reso No. 028-14
Recommendation to City Council on a Proposed Amendment to the HRC Zone Related to Residential Use in the HRC-2 Zone.

Approved Resolution.

Lodge/Thompson Vote: 6/0

Abstain: 0

Absent: 1 (Bartlett)**

- 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: 1:09 P.M.

APPLICATION OF TRISH ALLEN, AGENT FOR SANTA BARBARA MUSEUM OF ART, 1130 STATE STREET, APN 039-232-020 AND -021, C-2 (COMMERCIAL) ZONE, GENERAL PLAN DESIGNATION: INSTITUTIONAL (MST2013-00237)

The proposed project involves a 7,944 net new square-foot addition, primarily within the existing building footprint, and renovation of the existing two- and three-story Santa Barbara Museum of Art building. Also proposed is a new, approximately 1,420 unenclosed square-foot public rooftop pavilion creating a fourth floor, garden and terrace area with associated access elevator and stairway, new roof structure, replacement of rooftop mechanical systems, seismic retrofit of existing masonry walls, a new art receiving facility adding 320 square feet to the building footprint, and landscape and hardscape improvements. Miscellaneous site structure demolition will occur to support implementation of the proposed design. Two coast live oak trees are proposed for removal with replacement of one oak tree on-site and two oak trees off-site at the Santa Barbara County Bowl property. A new electrical power transformer would be located on the nearby City Public Parking Lot No. 7 property. The 7,944 square feet of net new floor area will result in a total of 72,455 net square feet of development on the site, built over two separate lots. Construction staging would occur on-site and on a portion of the adjacent City Central Library grounds.

The building is on the City's List of Potential Historic Resources: "Santa Barbara Museum of Art." City Council deemed this a Community Benefit Project, granting 8,990 square feet of nonresidential floor area under that category in 2013.

The discretionary application required for this project is a Development Plan to allow the construction of 7,994 square feet of nonresidential development (SBMC Chapter 28.85). The Planning Commission must also consider required findings for a Community Benefit

Project to allow a portion of the building addition to exceed 45 feet in height (SBMC §28.66.050.B).

The project requires an environmental finding pursuant to California Environmental Quality Act Guidelines Section 15183.

Case Planner: Marck Aguilar, Project Planner

Email: MAguilar@SantaBarbaraCA.gov

Phone: (805) 564-5470, ext. 5399

**** Approved with a revised finding and conditions.**

Thompson/Lodge Vote: 5/0

Abstain: 0

Absent: 1 (Bartlett, Jordan)

Resolution No. 029-14. **

IV. ADMINISTRATIVE AGENDA:

ACTUAL TIME: 5:34 P.M.

A. Committee and Liaison Reports.

1. Staff Hearing Officer Liaison Report

**** None. ****

2. Other Committee and Liaison Reports

**** Report given. ****

3. Report from the Chair

**** Report given. ****

V. ADJOURNMENT

**** Meeting adjourned at 5:36 P.M. ****