



City of Santa Barbara

Planning Division

PLANNING COMMISSION MINUTES

June 18, 2015

CALL TO ORDER:

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

I. ROLL CALL

Chair Addison Thompson, Vice-Chair John P. Campanella, Commissioners Jay D. Higgins, Mike Jordan, Sheila Lodge, June Pujo, and Deborah L. Schwartz.

Absent: Commissioner June Pujo

STAFF PRESENT:

Beatriz Gularte, Senior Planner
N. Scott Vincent, Assistant City Attorney
Suzanne Riegle, Associate Planner
Julie Rodriguez, Planning Commission Secretary

II. PRELIMINARY MATTERS:

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

None.

B. Announcements and appeals.

Senior Planner Beatriz Gularte announced that the Planning Commission will be holding an Open House and Workshop for the New Zoning Ordinance Effort on Thursday, June 25, 2015 in the David Gebhard Public Meeting Room to present and receive the Commission and Public's input on Use Classifications. The Open House begins at 1:30 P.M. The Workshop begins at 3:00 P.M.

C. Review, consideration and action on the following draft Planning Commission Minutes and Resolutions:

1. Minutes of June 4, 2015
2. PC Resolution No. 009-15
3517 State Street

MOTION: Lodge/Schwartz

Approve the minutes and resolution as corrected.

This motion carried by the following vote:

Ayes: 6 Noes: 0 Abstain: 0 Absent: 1 (Pujo)

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

Chair Thompson opened the public hearing at 1:05 P.M. and, with no one wishing to speak, closed the hearing.

III. NEW ITEM:

ACTUAL TIME: 1:05 P.M.

EX PARTE COMMUNICATION:

Commissioner Higgins disclosed an ex parte communication with the Applicant regarding an independent site visit he shared with the Applicant the evening before the meeting.

APPLICATION OF TRISH ALLEN, SUZANNE ELLEDGE PLANNING & PERMITTING SERVICES, AGENT FOR ALASTAIR WINN, 340 E. LOS OLIVOS STREET, APN 025-261-004, E-1 ONE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MAX 3 DU/AC) (MST2013-00340)

The 13,510 square-foot site is developed with a 5,203 square-foot, three-story residence, a 408 square-foot detached garage with a 244 square-foot storage loft, and a 167 square-foot, detached accessory building. The proposed project includes permitting 501 square feet of "as-built" additions on the second and third floors of the residence, permitting a 120 square-foot, "as-built" addition to the accessory building, relocation and 60 square-foot addition to the garage, and demolition of the storage loft within the garage. Additional on site improvements include a 540 square-foot brick driveway with an integrated brick inlaid vehicular turntable and the "as-built" replacement of brick walkways.

This project will address violations identified within enforcement case ENF2013-00546 including "as-built" additions to the residence and the detached accessory building and the removal of other "as-built" structures. The permitted site development totals 6,002 square-feet and the proposed site development totals 6,439 square feet. The proposed project is 149% of the required floor-to-lot area ratio (FAR). This property is on the City's List of Potential Historic Resources: "Edwards/Dole House."

This project requires approval by the Planning Commission because the applicant is requesting a Net Floor Area (Floor to Lot Area Ratio) Modification that does not fall under the Staff Hearing Officer's review authority (see below).

The discretionary applications required for this project are:

1. Two Front Setback Modifications to permit "as-built" alterations to the detached accessory building to be located within a front yard and within the required thirty-

foot front setbacks off Laguna and East Los Olivos Streets. (SBMC §28.15.060, §28.87.160, and SBMC §28.92.110);

2. An Interior Setback Modification to allow the relocated garage to encroach into the required ten-foot interior setback. (SBMC §28.15.060 and SBMC §28.92.110); and
3. A Net Floor Area (Floor to Lot Area Ratio) Modification of the net floor area standards imposed by SBMC §28.15.083 that would otherwise be precluded by operation of subparagraph 28.15.083.D. (SBMC §28.15.083, 28.87.030, and SBMC §28.92.110).

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

Contact: Suzanne Riegle, Associate Planner

Email: SRiegle@SantaBarbaraCA.gov

Phone: (805) 564-5470, ext. 2687

Suzanne Riegle, Associate Planner, gave the Staff presentation.

Trish Allen, Susan Elledge Planning and Permitting Services, gave the Applicant presentation. Tim Hazeltine, Post Hazeltine and Associates, was available to answer questions on the historic aspects of the project.

Chair Thompson opened the public hearing at 1:46 P.M.

Kent Mixon, Agent for the adjacent 333 Junipero Plaza neighbor, submitted written comments and opposes the size, mass, and location of the garage structure in relation to the property line.

With no one else wishing to speak, the public hearing was closed at 1:50 P.M.

MOTION: Lodge/Higgins

Assigned Resolution No. 012-15

Approved the project, making the findings for the two Front Setback Modifications, Interior Setback Modification, and Net Floor Area Modification as outlined in the Staff Report, dated June 11, 2015, subject to the Revised Conditions of Approval in Exhibit A of the Staff Report.

This motion carried by the following vote:

Ayes: 6 Noes: 0 Abstain: 0 Absent: 1 (Pujo)

Chair Thompson announced the ten calendar day appeal period.

Commissioner Schwartz left the dais at 2:18 P.M. and returned at 2:20 P.M.

IV. **DISCUSSION ITEM**

ACTUAL TIME: 2:18 P.M.

CONSTRUCTION UPDATE FOR SANTA BARBARA COTTAGE HOSPITAL (SBCH), 400 WEST PUEBLO STREET (FORMERLY KNOWN AS 320 WEST PUEBLO STREET), APNS: 025-100-001; 025-061-015; & 025-171-050; SP-8 HOSPITAL ZONE, GENERAL PLAN DESIGNATION: INSTITUTIONAL (MST2003-00152)

Staff presented an annual update on the status and effectiveness of construction related mitigations and monitoring for the Cottage Hospital Modernization and Seismic Compliance Project. The project was approved by the Planning Commission 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 California Environmental Quality Act Guidelines Section 15091. **No formal action on the project was taken during this discussion item.**

Case Planner: Suzanne Riegler, Associate Planner
Email: SRiegler@SantaBarbaraCA.gov

Phone: (805) 564-5470, ext. 2687

Suzanne Riegler, Associate Planner, gave the Staff presentation.

Ron Biscaro, Vice President for Project Management, Santa Barbara Cottage Hospital, gave the Applicant presentation joined by Tom Thomson, Project Manager, and Heidi Jones, Suzanne Elledge Planning and Permitting Services.

Chair Thompson opened the public hearing at 2:42 P.M., and with no one wishing to speak, the public hearing was closed.

The Commission enjoyed the video presentation and was appreciative of the update on the project as well as the commendable job that Cottage Hospital has undertaken with the project and with keeping the hospital open during construction. Commissioner Lodge added her appreciation of the care that was given to the Morton Bay Fig Tree during this phase.

V. **ADMINISTRATIVE AGENDA**

ACTUAL TIME: 2:44 P.M.

E. Committee and Liaison Reports

1. Staff Hearing Officer Liaison Report

None was given.

2. Other Committee and Liaison Reports

- a. Commissioner Lodge reported on the Historic Landmarks Commission meeting of June 17, 2015.
- b. Commissioner Campanella reported on the Sustainability Council Committee meeting of June 15, 2015.

VI. ADJOURNMENT

Chair Thompson adjourned the meeting at 2:47 P.M.

Submitted by,



Julie Rodriguez, Planning Commission Secretary