



Chair John Campanella
Commissioner Jay D. Higgins - *Absent*
Commissioner Sheila Lodge
Commissioner Addison Thompson- *Absent*

Vice-Chair June Pujo
Commissioner Mike Jordan
Commissioner Deborah L. Schwartz

**PLANNING COMMISSION
FINISHED AGENDA**

**CITY COUNCIL CHAMBERS
CITY HALL – 735 ANACAPA STREET
THURSDAY, JUNE 16, 2016
1:00 P.M.**

NOTICES:

- A. THURSDAY, JUNE 16, 2016 **12:00 NOON**
LUNCH DE LA GUERRA PLAZA
City Hall, Room 15, Upstairs

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

1. 2016 General Plan Implementation / Adaptive Management Program (AMP) Report

Contact: Debra Andaloro, Principal Planner
Email: DAndaloro@SantaBarbaraCA.gov
Phone: (805) 564-5470, extension 2569

**** 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. ****

- B. 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.

- C. 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.

- D. 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.**

Commissioners Jay Higgins and Addison Thompson were absent. **

II. PRELIMINARY MATTERS:

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

**** No requests were made. ****

- B. Announcements and appeals.

**** No announcements were made. ****

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

- 1. June 2, 2016
- 2. PC Reso No. 014-16
1401 Shoreline Drive

**** Approved Minutes and Resolution.**

Pujo/Schwartz Vote: 5/0

Abstain: 0

Absent: 2 (Higgins, Thompson)**

- 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. RECOMMENDATION TO CITY COUNCIL:

ACTUAL TIME: 1:02 P.M.

**DENSITY BONUS AND DEVELOPMENT INCENTIVES ORDINANCE
AMENDMENT (SBMC §28.87.400)**

The purpose of this public hearing is for the Planning Commission to review and make recommendations to the City Council regarding a Density Bonus and Development Incentives Ordinance amendment (SBMC §28.87.400). The City's Density Bonus and Development Incentives Ordinance is currently out of compliance with State Density Bonus Law (SDBL). These minor ordinance amendments will bring the City into compliance with SDBL.

The project will require an environmental finding for a CEQA Guidelines Section 15183 Exemption (Projects Consistent with the General Plan) prior to the ordinance adoption.

Contact: Elizabeth Limón, Project Planner

Email: ELimon@SantaBarbaraCA.gov

Phone: (805) 564-5470, ext. 4569

**** Recommended City Council approve the Density Bonus and Development
Incentives Ordinance Amendment with revision to 2.a. Lot Area Modification.**

Jordan/Lodge Vote: 5/0

Abstain: 0

Absent: 2 (Higgins, Thompson)

Resolution No. 015-16. **

IV. DISCUSSION ITEM:

ACTUAL TIME: 1:25 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 will present 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 will be taken during this discussion item.**

Contact: Tony Boughman, Assistant Planner
Email: TBoughman@SantaBarbaraCA.gov Phone: (805) 564-5470, ext. 4539

**** Discussion held. ****

V. RECOMMENDATION TO CITY COUNCIL:

ACTUAL TIME: 2:04 P.M.

WIRELESS FACILITIES ORDINANCE (DELETING SBMC §28.94.030.DD AND ADDING CHAPTER 28.74 TO TITLE 28 OF THE SBMC)

The purpose of this public hearing is for the Planning Commission to review and make recommendations to the City Council regarding Municipal Code Amendments related to the regulation of Wireless Communication Facilities.

The new ordinance proposes to delete Santa Barbara Municipal Code Section 28.94.030.DD and add a new Chapter 28.74 in Title 28 of the Santa Barbara Municipal Code to include the following (partial list):

- City requirements for a revised review process for the various types of wireless telecommunications facilities applications;
- Development standards and guidelines for new facilities and substantial changes to existing facilities;
- Specifies the types of wireless telecommunications facilities that are allowed to propose certain types of collocation facilities;
- Responds to FCC Rules Implementing Section 6409(a) of the Middle Class Tax Relief and Job Creation Act of 2012;
- Lists aesthetic and concealment design requirements and preferences for wireless telecommunications facilities;
- Establishes required findings of approval for some wireless facilities that may require a Conditional Use Permit; and
- Allows for an administrative review process for certain wireless facility improvement projects.

The Planning Commission recommendations will be forwarded to the City Council for adoption later this year.

The proposed ordinance is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guideline Sections 15061, 15301, 15302, and 15305 because the ordinance merely establishes a comprehensive permitting scheme.

Presentation: Michael Johnston, Wireless Consultant
Staff Contact: Jaime Limon, Senior Planner
Email: JLimon@SantaBarbaraCA.gov Phone: (805) 564-5470, extension 5507

**** Recommended City Council adopt the
Amendments to the Wireless Facilities Ordinance with Commission's comments.
Pujo/Schwartz Vote: 3/1 (Jordan)
Abstain: 0
Absent: 2 (Higgins, Thompson)
Resolution No. 016-16. ****

VI. ADMINISTRATIVE AGENDA:

ACTUAL TIME: 5:25 P.M.

A. Committee and Liaison Reports.

1. Staff Hearing Officer Liaison Report

**** Report given. ****

2. Other Committee and Liaison Reports

**** Reports given. ****

VII. ADJOURNMENT

**** Meeting adjourned at 5:26 P.M. ****