



City of Santa Barbara

PLANNING COMMISSION

AGENDA

JUNE 1, 2017

1:00 P.M.
City Hall, Council Chambers
735 Anacapa Street
SantaBarbaraCA.gov

COMMISSION MEMBERS:

Jay D. Higgins, *Chair*
Lesley Wiscomb, *Vice Chair*
John P. Campanella
Mike Jordan
Sheila Lodge
Deborah L. Schwartz
Addison Thompson

STAFF:

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

NOTICES

A. TUESDAY, MAY 30, 2017 SITE VISITS

7:45 A.M.

Depart 630 Garden Street
Community Development Parking Lot

301 E. YANONALI STREET*

Contact: Allison DeBusk, Project Planner
ADeBusk@SantaBarbaraCA.gov
(805) 564-5470, ext. 4552

The Planning Commission will visit the project sites scheduled for review at the Thursday meeting. No public testimony will be taken, but the public is invited to attend. Please call the Case Planner for additional information.

*Denotes story poles will be up during the site visit.

B. THURSDAY, JUNE 1, 2017 LUNCH MEETING

12:00 NOON

De La Guerra Plaza
City Hall, Room 15, Upstairs

The Planning Commission will meet informally with City staff to discuss the following:

1. General Plan Implementation / Adaptive Management Program Report – *Plan for Fall 2017*
Contact: Debra Andaloro, Principal Planner
Email: DAndaloro@SantaBarbaraCA.gov Phone: (805) 564-5470, ext. 2569
2. Mission Canyon Housing Report - *Status*
Contact: Rosemary Dyste, Project Planner
Email: RDyste@SantaBarbaraCA.gov Phone: (805) 564-5470, ext. 4599
3. Housing Development Activity Report - *Review*
Contact: Timmy Bolton, Assistant Planner
Email: TBolton@SantaBarbaraCA.gov Phone: (805) 564-5470, ext. 5512
4. An update on status of long-range projects, new legislation, zoning enforcement items, status reports on previously approved projects, and future agenda items.

PLEASE BE ADVISED

PUBLIC HEARING PROCEDURE: This agenda is subject to change. Applicants and interested parties should plan to arrive at 1:00 p.m. For longer agendas, meeting attendees are encouraged to monitor the City TV broadcast to plan their arrival time.

The order of presentation after the Chair introduces an item is as follows: 1. Staff Presentation (15 minutes)*; 2. Applicant Presentation (15 minutes)*; 3. Public Hearing*; 4. Additional response by Applicant/Staff (5 minutes each)*; 5. Commission questions and comments; 6. Commission consideration of Findings and Conditions of Approval; and 7. Motion, discussion of motion, decision, and vote by the Commission. **Time may be extended or limited by the Chair.*

PUBLIC COMMENT: The public is invited to comment on any item on the agenda. After receiving recognition from the Chair, approach the podium and speak into the microphone. State your name and purpose for appearing. Due to time constraints, individual comments are typically limited to two minutes. Written comments are also welcome. Mail to PC Secretary, P.O. Box 1990, Santa Barbara, CA 93102-1990 or email to PCSecretary@SantaBarbaraCA.gov. Please submit 12 copies of any material over 2 pages at the Planning & Zoning counter, 630 Garden Street. Please note that the Planning Commission may not have time to consider written comments received after 4:30 p.m. on the Monday before the meeting.

AGENDAS, MINUTES, & REPORTS: Documents relating to agenda items are available for review in the Community Development Department at 630 Garden Street, and agendas, minutes, and reports are also posted online at 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 at 630 Garden Street during normal business hours.

PLANS & ADDITIONAL INFORMATION: The scope of a project may be modified as it proceeds through the planning process. 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, contact the Case Planner as listed in the project description. Office hours are 8:30 a.m. to 4:30 p.m., Monday through Thursday, and every other Friday (see SantaBarbaraCA.gov/Calendar for closure dates).

AMERICANS WITH DISABILITIES ACT: If you need auxiliary aids or services or staff assistance to attend or participate in this meeting, contact the City Administrator's Office at (805) 564-5305. If possible, notification at least 48 hours prior to the meeting will usually enable the City to make reasonable arrangements. Specialized services, such as sign language interpretation or documents in Braille, may require additional lead time to arrange.

TELEVISION COVERAGE: This meeting will be broadcast live on City TV-Channel 18 and online at SantaBarbaraCA.gov/CityTV. See SantaBarbaraCA.gov/CityTVProgramGuide for a rebroadcast schedule. An archived video of this meeting will be available at SantaBarbaraCA.gov/PCVideos.

APPEALS: Some items before the Planning Commission may be appealed to City Council. The appeal, accompanied by the appropriate filing fee per application, must be filed with the City Clerk's office within 10 calendar days of the Planning Commission decision.

I. ROLL CALL**II. PRELIMINARY MATTERS**

- A. Requests for continuances, withdrawals, postponements, or addition of ex-agenda items.
- B. Announcements and appeals.
- C. Review, consideration, and action on the following draft Planning Commission minutes and resolutions:

1. May 11, 2018
 2. May 18, 2018
 3. PC Resolution No. 009-17
505-509 W. Los Olivos and 2121 Oak Park Lane
 4. PC Resolution No. 010-17
926 Indio Muerto
- D. Comments from members of the public pertaining to items not on this agenda. Due to time constraints, each person is limited to two minutes.

III. **DISCUSSION ITEMS:**

A. **UPDATED POST LOCAL COASTAL PROGRAM CERTIFICATION PERMIT AND APPEAL JURISDICTION MAP**

Staff will provide the Planning Commission an update on the Post Local Coastal Program (LCP) Certification Permit and Appeal Jurisdiction Map. California Coastal Commission's (CCC) Mapping Unit staff have prepared an updated Post LCP Certification Permit and Appeal Jurisdiction Map that will be reviewed and certified by the CCC (tentatively scheduled for September 2017). The City has no official review and approval process for the Post LCP Certification Permit and Appeal Jurisdiction Map. This is an information item and no action by the Planning Commission will be taken.

Contact: Debra Andaloro, Principal Planner

Email: DAndaloro@SantaBarbaraCA.gov

Phone: (805) 564-5470, ext. 2569

Contact: Adam Nares, Geographic Information Systems Technician

Email: ANares@SantaBarbaraCA.gov

Phone: (805) 564-5470, ext. 4553

B. **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: Michelle Bedard, Assistant Planner

Email: MBedard@SantaBarbaraCA.gov

Phone: (805) 564-5470, ext. 4551

IV. ADMINISTRATIVE AGENDA

A. Committee and Liaison Reports.

1. Staff Hearing Officer Liaison Report
2. Other Committee and Liaison Reports

V. ADJOURNMENT