



**City of Santa Barbara**  
**PLANNING COMMISSION**  
**MINUTES**  
**JUNE 7, 2018**

1:00 P.M.  
 City Hall, Council Chambers  
 735 Anacapa Street  
[SantaBarbaraCA.gov](http://SantaBarbaraCA.gov)

**COMMISSION MEMBERS:**

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

**STAFF:**

N. Scott Vincent, Assistant City Attorney  
 Beatriz Gularte, Senior Planner  
 Krystal M. Vaughn, Commission Secretary

**CALL TO ORDER**

Chair Wiscomb called the meeting to order at 1:03 p.m.

**I. ROLL CALL**

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

Absent: Commissioners Higgins

**STAFF PRESENT**

N. Scott Vincent, Assistant City Attorney  
 Beatriz Gularte, Senior Planner  
 Megan Arciniega, Associate Planner  
 Michelle Bedard, Assistant Planner  
 Krystal M. Vaughn, Commission Secretary

**II. PRELIMINARY MATTERS**

- A. Requests for continuances, withdrawals, postponements, or addition of ex-agenda items:  
 No requests.
- B. Announcements and appeals:  
 No announcements.
- C. Review, consideration, and action on the following draft Planning Commission minutes and resolutions:

1. May 10, 2018 Minutes
2. PC Resolution No. 012-18  
408 N Hope Ave
3. PC Resolution No. 013-18  
1062 Coast Village Road
4. PC Resolution No. 014-18  
Draft Access & Parking Design Guidelines

**MOTION: Thompson/Lodge**

Approve the minutes and resolutions as presented.

The motion carried by the following vote:

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

5. May 17, 2018 Minutes
6. PC Resolution No. 015-18  
1409 And 1413 Shoreline Drive
7. PC Resolution No. 016-18  
1700 Block of East Cabrillo Boulevard

**MOTION: Lodge/Schwartz**

Approve the minutes and resolutions as amended.

The motion carried by the following vote:

Ayes: 5 Noes: 0 Abstain: 1 (Thompson) Absent: 1 (Higgins)

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

No public comment.

**III. DISCUSSION ITEM**

**ACTUAL TIME: 1:08 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.

Michelle Bedard, Assistant Planner, gave the Staff presentation.

Ronald Biscaro, Vice President, gave the Applicant presentation, and was joined by Tom Thompson, Project Director.

Public comment opened at 1:22 p.m., and as no one wished to speak, it closed.

Commissioner comments:

Commissioner Schwartz:

- Commended Cottage Hospital for being involved with the neighborhood and displaying exemplary good neighbor guidelines.

Commissioner Jordan:

- Commended Cottage Hospital for their work thus far and is happy with the facility and caliber of care that the hospital will be able to provide at the end of the improvement project.

Chair Wiscomb:

- Thanked Cottage Hospital for everything they have done, including neighborhood meetings.

**IV. NEW ITEM**

**ACTUAL TIME: 1:41 P.M.**

**APPLICATION OF TRISH ALLEN, AGENT FOR STEPHEN ODELL, PROPERTY OWNER, 5 SANTA CRUZ BOULEVARD, APN 045-182-012, E-3/SD-3 SINGLE FAMILY RESIDENCE AND COASTAL OVERLAY ZONES, GENERAL PLAN AND LOCAL COASTAL PROGRAM LAND USE DESIGNATION : LOW DENSITY RESIDENTIAL 5 DU/AC (MST2017-00770)**

The request is for a Coastal Development Permit (CDP) to address various as-built structures on the south side of the subject property that are on the bluff top and bluff face. The project proposes to permit the already performed removal of an as-built brick path, steps, and wood viewing deck, and permit the additional removal of a concrete support post that remains. Additionally, the project proposes to permit as-built brick wall with wood fence on the eastern property line and wooden planter walls to remain on the bluff face per recommendation from the geologist. New drought tolerant landscaping on the bluff face is proposed to reduce visibility of the structures to remain and increase stability of the area. No new structures are proposed.

The discretionary application required for this project is a Coastal Development Permit (CDP2017-00014) to allow the proposed development in the Appealable Jurisdiction of the City's Coastal Zone (SBMC §28.44.060).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15304, Minor Alterations to Land.

Megan Arciniega, Associate Planner, gave the Staff presentation.

Trish Allen, Agent, gave the Applicant presentation.

Public comment opened at 2:59 p.m., and as no one wished to speak, it closed.

**MOTION: Lodge/Thompson**

**Assigned Resolution No. 017-18**

The Planning Commission finds the project, as proposed by the Applicant, is the most consistent with the California Coastal Act and Local Coastal Plan, in that it is the the most protective option that preserves the bluff face and the best way to prevent bluff erosion, subject to the Conditions of Approval as outlined in the Staff Report, dated May 31, 2018, with the following revisions to the Conditions of Approval:

1. Add an eighth condition to section I.C. Recorded Conditions Agreement: Bluff Stability Evaluation. For as long as the bluff face improvements remain on the bluff face, owners shall annually obtain a bluff stability observation report prepared by a Certified Engineering Geologist (or equivalent). The report shall evaluate the stability of the bluff face and the improvements located on the bluff face and make recommendations of actions to take to maintain the stability of the bluff and protect public safety. The report shall be prepared following the spring rainy season and be submitted to the Building and Safety Division on or before May 31<sup>st</sup> of each year.
2. Condition I.C.1. Approved Development, should be revised to read as follows: The development of the Real Property approved by the Planning Commission on June 7, 2018 is limited to the previously removed as-built brick path, steps, and wood viewing deck; removal of the concrete support post that previously supported the western portion of the wood deck; conditional retention of the as-built brick wall with wood fence on the eastern property line and wooden planter walls ("retaining boards") on the bluff face; installation of new drought tolerant landscaping; and the improvements shown on the plans signed by the chairperson of the Planning Commission on June 7, 2018 said date and on file at the City of Santa Barbara.
3. Revise the conditions of approval to use the names for the improvements as identified on the signed plans.

The motion carried by the following vote:

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

The ten calendar day appeal period was announced.

**V. ADMINISTRATIVE AGENDA**

**ACTUAL TIME: 3:32 P.M.**

A. Committee and Liaison Reports:

1. Staff Hearing Officer Liaison Report

No report given.

2. Other Committee and Liaison Reports

- a. Commissioner Campanella reported on the Architectural Board of Review meeting of June 4, 2018.
- b. Commissioner Jordan reported on the Water Commission meeting of May 17, 2018.
- c. Commissioner Schwartz reported on the Land Development Team public open houses.

**VI. ADJOURNMENT**

Chair Wiscomb adjourned the meeting at 3:42 p.m.

Submitted by,

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Krystal M. Vaughn, Commission Secretary