



# City of Santa Barbara

## PLANNING COMMISSION

### FINISHED AGENDA

### 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  
Kathleen Goo, Commission Secretary

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#### NOTICES

**A. TUESDAY, JUNE 5, 2018**  
**SITE VISITS**

**7:45 A.M.**  
Depart 630 Garden Street  
Community Development Parking Lot

**5 SANTA CRUZ BLVD**  
Contact: Megan Arciniega, Associate Planner  
[MArciniega@SantaBarbaraCA.gov](mailto:MArciniega@SantaBarbaraCA.gov)  
(805) 564-5470, ext. 7587

Site visit held.

**B. THURSDAY, JUNE 7, 2018**  
**LUNCH MEETING**

**12:00 NOON**  
De La Guerra Plaza  
City Hall, Room 15, Upstairs

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.

#### PLEASE BE ADVISED

**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](http://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](http://SantaBarbaraCA.gov/Calendar) for closure dates).

**TELEVISION COVERAGE:** Planning Commission meetings are broadcast live on City TV-Channel 18 and online at [SantaBarbaraCA.gov/CityTV](http://SantaBarbaraCA.gov/CityTV). See [SantaBarbaraCA.gov/CityTVProgramGuide](http://SantaBarbaraCA.gov/CityTVProgramGuide) for a rebroadcast schedule. An archived video of this meeting will be available at [SantaBarbaraCA.gov/PCVideos](http://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**

**Roll call taken. Commissioner Higgins was absent.**

## II. **PRELIMINARY MATTERS**

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

**No requests made.**

B. Announcements and appeals.

**No announcements made.**

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

**Approved the minutes and resolutions as presented.**

**Thompson/Lodge Vote: 6/0**

**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

**Approved the minutes and resolutions as amended.**  
**Lodge/Schwartz Vote: 5/0**  
**Abstain: 1 (Thompson)**  
**Absent: 1 (Higgins)**

- 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.

**No one wished to speak.**

### **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.

**Discussion held. Planning Commission comments made.**

### **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.

**Approved the project, making revised findings and subject to the Conditions of Approval as outlined in the Staff Report, dated May 31, 2018, with revisions to the conditions of approval.**

**Lodge / Thompson Vote: 6/0**

**Abstain: 0**

**Absent: 1 (Higgins)**

**Resolution No. 017-18**

**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

**Reports given.**

**VI. ADJOURNMENT**

**Meeting adjourned at 3:45 p.m.**