



City of Santa Barbara
PLANNING COMMISSION
MINUTES
JULY 11, 2019

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

COMMISSION MEMBERS:

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

STAFF:

Tava Ostrenger, Assistant City Attorney
Allison DeBusk, Senior Planner
Krystal M. Vaughn, Senior Commission Secretary

CALL TO ORDER

Chair Wiscomb called the meeting to order at 1:01 p.m.

I. ROLL CALL

Chair Lesley Wiscomb, Vice Chair Mike Jordan, Commissioners John P. Campanella, Sheila Lodge, and Deborah L. Schwartz

Absent: Commissioners Addison Thompson and Jay D. Higgins

STAFF PRESENT

John Doimas, Assistant City Attorney
Allison DeBusk, Senior Planner
Brian Bosse, Waterfront Business Manager
Michelle Bedard, Assistant Planner
Krystal M. Vaughn, Senior Commission Secretary
Heidi Reidel, 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. Planning Commission June 20, 2019 Minutes
2. Planning Commission Resolution No. 009-19
Updated Coastal Land Use Plan

MOTION: Jordan/Schwartz

Approve the minutes and resolutions as presented.

The motion carried by the following vote:

Ayes: 5 Noes: 0 Abstain: 0 Absent: Higgins and Thompson

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

Public comment opened at 1:04 p.m., and as no one wished to speak, it closed.

III. DISCUSSION ITEMS

ACTUAL TIME: 1:04 P.M.

FIVE YEAR REVIEW OF USES IN THE HARBOR COMMERCIAL ZONE

Staff will make a presentation regarding existing uses in the Harbor and shoreline areas of the Harbor Commercial (HC) Zone. This is a Planning Commission discussion item.

Brian Bosse, Waterfront Business Manager, gave the Staff presentation.

Commissioner comments:

Commissioners appreciated the report and commended the City for maintaining the harbor as a working harbor. Commissioners recommended that future reports take a more comprehensive and forward looking-approach that considers sea level rise, resiliency, and trends.

*** THE COMMISSION RECESSED FROM 2:10 TO 2:18 P.M. ***

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 (PLN2003-00152)

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 Project Management; gave the applicant presentation, and Ruben Gomez, Project Director, and Heidi Jones, Senior Planner, SEPPS, were available to answer questions.

Public comment opened at 2:56 p.m., and as no one wished to speak, it closed.

Commissioner comments:

All Commissioners expressed appreciation for the applicant's diligence, professionalism, commitment, and respect for the neighborhood during construction.

Commissioner Schwartz:

- Appreciates the robustness of the report which reflects the applicant's commitment to agreements with the City.
- Thanks the Vice President for showing up in person rather than delegating the task to someone else.

Commissioner Jordan:

- Happy to hear that there are not any recorded complaints regarding helicopter landings.
- Blessed to have a regional, multi-location medical facility.
- Stated that the construction process is well represented.

Commissioner Campanella:

- Appreciates that the hospital remained operational throughout the construction process; the social and community benefit of remaining operational outweighs financial benefits of closing temporarily.
- Appreciates the measures taken for earthquake resistance.

Chair Wiscomb:

- It is beneficial to manage the expectations in terms of noise from the upcoming seismic updates.
- Commends the applicant on the recycling effort, particularly with asphalt.

IV. ADMINISTRATIVE AGENDA

ACTUAL TIME: 3:06 P.M.

A. Committee and Liaison Reports:

1. Staff Hearing Officer Liaison Report

No report.

2. Other Committee and Liaison Reports

- a. Commissioner Campanella reported that he will represent the Planning Commission when the project at 219 East Haley Street comes to the Architectural Board of Review; announced the Multi-Unit Housing Program public meeting on July 17, 2019; and reported on the July 10, 2019 Housing Solutions of Santa Barbara meeting.
- b. Chair Wiscomb reported on the July 11, 2019 meeting of Downtown Parking.

V. ADJOURNMENT

Chair Wiscomb adjourned the meeting at 3:13 p.m.

Submitted by,

Heidi Reidel, Commission Secretary