



Chair John Jostes
Commissioner Bruce Bartlett
Commissioner Mike Jordan
Commissioner Deborah L. Schwartz

Vice Chair Sheila Lodge
Commissioner Charmaine Jacobs - *Absent*
Commissioner Stella Larson

**PLANNING COMMISSION
FINISHED AGENDA**

**DAVID GEBHARD PUBLIC MEETING ROOM
630 GARDEN STREET
THURSDAY, APRIL 21, 2011
1:00 P.M.**

NOTICES:

- A. TUESDAY, APRIL 19, 2011 **7:45 A.M.**
SITE VISIT 630 GARDEN STREET
Community Development Parking Lot
2550 Treasure Drive (Samarkand Life Center)
420 East Cota Street (Artisan Court)

The Planning Commission visited the project sites scheduled for review at the Thursday Planning Commission meeting. No public testimony was taken, and the public was invited to attend. Call 564-5470 for additional information.

**** Site visits held. ****

- B. THURSDAY, APRIL 21, 2011 **12:00 NOON**
LUNCH DAVID GEBHARD PUBLIC MEETING ROOM
630 Garden Street

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

1. 2015 Gillespie Street – *Tandem Parking*

Case Planner: Chelsey Swanson, Assistant Transportation Planner
Email: CSwanson@SantaBarbaraCA.gov Phone: 805-564-5385

**** Discussion held. ****

2. Environmental Review Documents Subcommittee - *Debriefing*

Case Planner: Debra Andaloro, Senior Planner

Email: DAndaloro@SantaBarbaraCA.gov Phone: 805-564-5470, ext. 4569

**** Discussion held. ****

3. 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. ****

C. Regular meetings of the Planning Commission can be viewed live on City TV-18, or on your computer via www.SantaBarbaraCA.gov/Government/Video/ and then clicking City TV-18 Live Broadcast. Meeting rebroadcast schedule can be found at <http://www.citytv18.com/schedule.htm> An archived video copy of this meeting will be viewable, on computers with high speed internet access, the following Tuesday at www.santabarbaraca.gov and then clicking *Online Meetings*.

D. 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.

E. 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.**

Commissioner Jacobs absent**

II. PRELIMINARY MATTERS:

A. Action on the review and consideration of the following Draft Minutes and Resolutions listed in this Agenda.

1. April 7, 2011
2. Resolution 007-11
34 W. Victoria Street
3. Resolution 008-11
401 Old Coast Highway

**** Approved as corrected.
Lodge/Jordan Vote: 4/0
Abstain: 2 (Schwartz, Larson)
Absent: 1 (Jacobs)****

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

**** No Requests were made. ****

- C. Announcements and appeals.

**** Announcements were made. ****

- 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. NEW ITEM:

ACTUAL TIME: 1:16 P.M.

APPLICATION OF SUSAN BASHAM, AGENT FOR THE SAMARKAND, A COVENANT RETIREMENT COMMUNITY, 2550 TREASURE DRIVE, APN 051-330-003, E-3/ S-D-2: ONE-FAMILY RESIDENCE AND UPPER STATE ST. AREA OVERLAY ZONES, GENERAL PLAN DESIGNATION: RESIDENTIAL, FIVE UNITS/ACRE (MST2008-00469)

The project consists of a proposal for a new LifeCenter facility at the Samarkand Retirement Community. It includes the demolition of an existing one-story, 1,872 square foot (net) maintenance building and four uncovered parking spaces, and the construction of a 9,218 square foot, two-story LifeCenter facility with an aerobics/multi-purpose room, computer room, committee office, TV studio, gallery, Nu-2-U (campus exchange shop), mechanical room, electrical room, storage and bathrooms on the first floor and a café, juice bar, fitness area, office, wellness suite, storage, and bathrooms on the second floor.

The proposal would also result in changes to other areas onsite. Building D (Fitness Building) currently includes a fitness area, wellness suite, poolside café, spa and gift

shop. The fitness area, wellness suite, and poolside café would be relocated to the LifeCenter facility. The spa and gift shop would remain and the rest of the building would be remodeled to include new spa locker rooms, a resident work center, a prayer and gathering room and a mini-mart. The Nu-2-U exchange shop, currently located in the basement of the Chapel, would be moved to the LifeCenter and the basement area would be returned to storage use. The TV studio, currently located in the maintenance building, would be incorporated into the LifeCenter facility. The four uncovered parking spaces to be demolished have already been relocated to the Northview parking garage under a separate permit.

The discretionary application required for this project is a Conditional Use Permit Amendment to allow a new LifeCenter facility to support the existing retirement community (SBMC §28.94.030.R).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15303.

Case Planner: Kathleen Kennedy, Associate Planner

Email: KKennedy@SantaBarbaraCA.gov

Phone: 805-564-5470, ext. 4560

**** Approved with added conditions.**

Larson/Schwartz Vote: 6/0

Abstain: 0

Absent: 1 (Jacobs)

Resolution No. 010-11. **

IV. DISCUSSION ITEM:

ACTUAL TIME: 2:28 P.M.

LONG TERM WATER SUPPLY PLAN UPDATE

Water Resources Staff will present an overview of the information and policies contained in the draft update of the City's Long Term Water Supply Plan.

Case Planner: Bill Ferguson, Water Resources Supervisor

Email: BFerguson@SantaBarbaraCA.gov

Phone: 805-564-5571

**** Discussion held. ****

V. ADMINISTRATIVE AGENDA:

ACTUAL TIME: 3:21 P.M.

A. Committee and Liaison Reports.

1. Staff Hearing Officer Liaison Report

**** Report given. ****

2. Other Committee and Liaison Reports

**** Reports given. ****

VI. ADJOURNMENT:

**** Adjourn the meeting of April 21, 2011.**

Lodge/Schwartz Vote: 6/0

Abstain: 0

Absent: 1 (Jacobs)

Meeting adjourned at 3:33 P.M. **