



# City of Santa Barbara

## Planning Division

### PLANNING COMMISSION MINUTES

July 19, 2012

#### **CALL TO ORDER:**

Chair Jordan called the meeting to order at 1:02 P.M.

#### **I. ROLL CALL**

Chair Sheila Lodge, Vice Chair Mike Jordan, Commissioners Bruce Bartlett, John P. Campanella, Stella Larson, Deborah L. Schwartz, and Addison Thompson.

**Absent: Sheila Lodge**

#### **STAFF PRESENT:**

John Ledbetter, Principal Planner  
Danny Kato, Senior Planner  
N. Scott Vincent, Assistant City Attorney  
Rob Dayton, Principal Transportation Planner  
Steve Foley, Supervising Transportation Planner  
Barbara Shelton, Project Planner/Environmental Analyst  
Allison De Busk, Project Planner  
Suzanne Riegle, Assistant Planner  
Julie Rodriguez, Planning Commission Secretary

#### **II. PRELIMINARY MATTERS:**

- A. Requests for continuances, withdrawals, postponements, or addition of ex-agenda items.  
None.
- B. Announcements and appeals.  
None.
- C. Comments from members of the public pertaining to items not on this agenda.  
Chair Jordan opened the public hearing at 1:03 P.M. and, with no one wishing to speak, closed the hearing.

**III. NEW ITEM:**

**ACTUAL TIME: 1:03 P.M.**

**DRAFT SANTA BARBARA CLIMATE ACTION PLAN**

The purpose of this hearing was to receive public comment and Planning Commission input on the Draft Santa Barbara Climate Action Plan. The draft document is available online at: [www.santabarbaraca.gov/Resident/Major\\_Planning\\_Efforts/Climate\\_Action\\_Plan](http://www.santabarbaraca.gov/Resident/Major_Planning_Efforts/Climate_Action_Plan).

The Climate Plan is prepared in response to directives of the City General Plan and State Legislature (AB 32-Global Warming Solutions Act, SB 375-Sustainable Communities and Climate Protection Act).

The Climate Plan identifies an inventory and forecasts of carbon dioxide and other "greenhouse gas" emissions generated by the Santa Barbara community that contribute to cumulative effects of accelerated global climate change. Strategies to reduce carbon emissions are identified in the areas of energy, travel and land use, vegetation, waste reduction, and water conservation.

The Plan also identifies potential climate change effects in Santa Barbara from forecasted temperature increase, reduced rainfall, and sea level rise, and strategies to begin planning for adaptation to climate change effects.

The City of Santa Barbara invites public comment on the Draft Plan through August 6, 2012 to the email address below or to the Planning Division office at P.O. Box 1990 (630 Garden Street), Santa Barbara, CA 93102. The Plan will be subsequently forwarded to City Council for adoption.

Case Planner: Barbara Shelton, Project Planner/Environmental Analyst  
Email: [BShelton@SantaBarbaraCA.gov](mailto:BShelton@SantaBarbaraCA.gov) Phone: 805-564-5470, ext. 4467

Barbara Shelton, Project Planner, gave the presentation, joined by John Ledbetter, Principal Planner. Mike Henry, AMEC Environmental & Infrastructure, Inc., was also available to answer the Commission's questions.

Chair Jordan opened the public hearing at 1:28 P.M.

The following people spoke in support of the project:

1. Michael Chiacos, Community Environmental Council, supports the Climate Action Plan (CAP). The plan should adopt stronger carbon reduction goals and policies, including for the further installation of charging stations throughout the city, robust parking policies, and community choice aggregation.

2. Wayne Ferren, Channel Islands Restoration, supports the CAP, especially the policies related to natural vegetation, and preservation of the urban forest. Also, supports the conservation of shoreline resources.
3. Beth Pitan August, League of Women Voters of Santa Barbara, appreciates all the changes that have been made the last seven years in areas of waste reduction, alternative fuels, solar installations, and water conservation. Congratulated Staff for the good work on the CAP efforts, especially with budget constraints.

With no one else wishing to speak, the public hearing was closed at 1:37 P.M.

The majority of the Commission complimented Staff on an excellent report and shared additional comments:

1. Commissioner Larson would like to see more consideration given to regional efforts, and offshore emissions. Likes the idea of community resiliency, and encouraged promoting community preparedness, safety issues, and corridors for safe passage.
2. Commissioner Schwartz suggested a future work session to discuss how plan measures apply to individual development projects. Suggested coordinating with APCD on off-shore emissions.
3. Commissioner Thompson noted that the emissions numbers are not precise and the Plan should reference a range. If the assumptions and numbers are greater or less, the results will differ.
4. Commissioner Campanella felt that the City's proactive programs in recent years are one reason that the City is already meeting emissions targets. Would like to see partnerships developed within communities, not only with agencies, but also with the for-profit and non-profit communities, as a way to extend funding in the absence of a redevelopment agency. Proactive outreach to business community and public is needed. Liked seeing the urban forest part and useful overlaps with other programs such as mid-block passages.
5. Commissioner Bartlett liked seeing all that has been discussed over the years put into a document and that we are ahead of targets in greenhouse gas emissions. There appears to be a legislative inconsistency with SB375 planning strategies for land use and transportation and California Air Resource Board regulations limiting housing along the freeway. Need to look at reducing "embodied energy". Suggested fixing what is broken in the current system, before creating new policies, e.g. many of our existing policies need enforcement. Policies focusing only on new development will have little impact due to the small increment of growth. Existing built environment is what contributes to the problem and needs policies and incentives. Likes seeing sea level rise in the document and feels it should be stressed more in review of projects. The report is a good start but needs to go further to include the entire populace, not just new development.
6. Commission Jordan liked the use of the Adaptive Management Program for monitoring. Distressed that references to budget constraints seem to relate to City operations and facilities, but exemptions are not available to the private sector.

Liked that the plan starts with voluntary and incentive programs first, then enforcement and requirements only if needed. Agreed with Commissioner Thompson on further explanation on the assumptions made on the data and on revealing whether we are on the high side or low side of a range.

Commissioner Jordan called for a break at 2:40 P.M. and reconvened the meeting at 2:47 P.M.

#### IV. DISCUSSION ITEMS

##### ACTUAL TIME: 2:47 P.M.

**RECUSALS:** To avoid any actual or perceived conflict of interest, the following Commissioners recused themselves from hearing this item:

Commissioner Larson recused herself due to her husband being an employee of Cottage Hospital.

Commissioner Bartlett recused himself due to his firm working with Cottage Hospital.

##### A. CONSTRUCTION UPDATE FOR VILLA RIVIERA REAL ESTATE COMPANY, 601 E. MICHELTORENA ST, 027-270-040, C-O (MEDICAL OFFICE), GENERAL PLAN DESIGNATION: MEDIUM HIGH DENSITY RESIDENTIAL (MST2003-00827)

Six-month construction update on the construction of 115 residential condominiums on the site previously developed with St. Francis Hospital (a.k.a "Cottage Workforce Housing Project"). The project was approved by the Planning Commission on September 21, 2006 (Resolution No. 039-06), and by the City Council on December 19, 2006 (Resolution No. 06-103). The City Council certified the Final Environmental Impact Report for the project on December 19, 2006 pursuant to the California Environmental Quality Act Guidelines Sections 15090 and 15091.

**DISCUSSION ITEM** - Staff presented a six-month update on the status and effectiveness of construction-related mitigations and monitoring for the Cottage Workforce Housing Project. **No formal action on the project was taken during this discussion item.**

Case Planner: Allison DeBusk, Project Planner

Email: ADebusk@SantaBarbaraCA.gov

Phone: 805-564-5470, ext. 4552

Allison DeBusk, Project Planner, gave the Staff presentation.

Ron Biscaro, Vice President of Project Management, Cottage Hospital, and President, Bella Riviera Real Estate, gave the applicant presentation.

Chair Jordan opened the public hearing at 2:57 P.M. and with no one wishing to speak, the hearing was closed.

Commissioner Schwartz thanked Mr. Biscaro and the project management team for the corrective action taken since the last review.

**ACTUAL TIME: 2:58 P.M.**

**B. CONSTRUCTION UPDATE FOR SANTA BARBARA COTTAGE HOSPITAL (SBCH), 320 WEST PUEBLO STREET, APNS: 025-100-001; 025-061-015; & 025-171-050; SP-8 HOSPITAL ZONE, GENERAL PLAN DESIGNATION: INSTITUTIONAL (MST2003-00152)**

Annual construction update on the construction activities for Santa Barbara Cottage Hospital. The project was approved by the Planning Commission (PC) 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 for the project on March 24, 2005 pursuant to the California Environmental Quality Act Guidelines Sections 15090 and 15091.

**DISCUSSION ITEM** - Staff presented an annual update on the status and effectiveness of construction related mitigations and monitoring for the Cottage Hospital Project. **No formal action on the project was taken during this discussion item.**

Case Planner: Suzanne Riegle, Assistant Planner

Email: SRiegle@SantaBarbaraCA.gov

Phone: 805-564-5470, ext. 2687

Case Planner: Suzanne Riegle, Assistant Planner, gave the Staff presentation.

Ron Werft, President and CEO, Cottage Health System, gave the applicant presentation, joined by the Cottage Hospital Health System Board of Directors. Steve Fellows, Executive Vice President/Chief Operating Officer, was available to answer any of the Commission's questions.

Chair Jordan opened the public hearing at 3:26 P.M. and with no one wishing to speak, the public hearing was closed.

**Commissioner's Comments:**

1. Much of the Commission's discussion had to do with emergency helicopter operations and the noise they generate. Commissioner Thompson suggested talking with the Airport and looking into automated noise monitoring station equipment so that real data can be gathered and evaluated.
2. The Planning Commission thanked the Applicant for the progress made this past year.

The next neighborhood information meeting held by Cottage Hospital will be held on August 15, 2012 at 5:30 p.m. in the Burtness Auditorium.

V. **ADMINISTRATIVE AGENDA**

**ACTUAL TIME: 3:28 P.M.**

D. Committee and Liaison Reports.

1. Staff Hearing Officer Liaison Report

None was given.

2. Other Committee and Liaison Reports

a. Commissioner Schwartz reported on the Historic Landmark's Committee meeting of July 18, 2012.

b. Commissioner Schwartz reported on the Downtown Parking Committee meeting of July 19, 2012.

VI. **ADJOURNMENT**

Chair Jordan adjourned the meeting at 3:30 P.M.

Submitted by,

  
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Julie Rodriguez, Planning Commission Secretary