



Chair Addison Thompson
Commissioner Jay D. Higgins
Commissioner Sheila Lodge
Commissioner Deborah L. Schwartz

Vice Chair John Campanella
Commissioner Mike Jordan
Commissioner June Pujo - *Absent*

**PLANNING COMMISSION
FINISHED AGENDA**

**CITY COUNCIL CHAMBERS
CITY HALL – 735 ANACAPA STREET
THURSDAY, JUNE 18, 2015
1:00 P.M.**

NOTICES:

- A. TUESDAY, JUNE 16, 2015 **7:45 A.M.**
SITE VISIT
630 GARDEN STREET
Community Development Parking Lot
340 W. Los Olivos Street

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 visit held. ****

- B. THURSDAY, JUNE 18, 2015 **12:00 NOON**
LUNCH
DE LA GUERRA PLAZA
City Hall, Room 15, Upstairs

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

1. 28 Anacapa Street, Suite D – *Ocean-Oriented Commercial Zone Use Determination*
Contact: Allison DeBusk
Email: ADebusk@SantaBarbaraCA.gov Phone: (805) 564-5470, ext. 4552

**** Discussion held. ****

2. 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 at www.SantaBarbaraCA.gov/CityTV. A rebroadcast schedule can be found at www.SantaBarbaraCA.gov/ProgramGuide. An archived video copy of this meeting will be viewable, on computers with high speed internet access, the next business day at www.SantaBarbaraCA.gov/PCVideos.
- 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 June Pujo was absent. ****

II. PRELIMINARY MATTERS:

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

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

- B. Announcements and appeals.

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

- C. Review, consideration and action on the following draft Planning Commission Minutes and Resolutions:

1. Minutes of June 4, 2015

2. PC Resolution No. 009-15
3517 State Street

**** Approved with correction.
Lodge/Schwartz Vote: 6/0
Abstain: 0
Absent: 1 (Pujo)****

- 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: 1:05 P.M.

APPLICATION OF TRISH ALLEN, SUZANNE ELLEDGE PLANNING & PERMITTING SERVICES, AGENT FOR ALASTAIR WINN, 340 E. LOS OLIVOS STREET, APN 025-261-004, E-1 ONE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MAX 3 DU/AC) (MST2013-00340)

The 13,510 square-foot site is developed with a 5,203 square-foot, three-story residence, a 408 square-foot detached garage with a 244 square-foot storage loft, and a 167 square-foot, detached accessory building. The proposed project includes permitting 501 square feet of “as-built” additions on the second and third floors of the residence, permitting a 120 square-foot, “as-built” addition to the accessory building, relocation and 60 square-foot addition to the garage, and demolition of the storage loft within the garage. Additional on site improvements include a 540 square-foot brick driveway with an integrated brick inlaid vehicular turntable and the “as-built” replacement of brick walkways.

This project will address violations identified within enforcement case ENF2013-00546 including “as-built” additions to the residence and the detached accessory building and the removal of other “as-built” structures. The permitted site development totals 6,002 square-feet and the proposed site development totals 6,439 square feet. The proposed project is 149% of the required floor-to-lot area ratio (FAR). This property is on the City's List of Potential Historic Resources: "Edwards/Dole House."

This project requires approval by the Planning Commission because the applicant is requesting a Net Floor Area (Floor to Lot Area Ratio) Modification that does not fall under the Staff Hearing Officer's review authority (see below).

The discretionary applications required for this project are:

1. Two Front Setback Modifications to permit “as-built” alterations to the detached accessory building to be located within a front yard and within the required thirty-

foot front setbacks off Laguna and East Los Olivos Streets. (SBMC §28.15.060, §28.87.160, and SBMC §28.92.110);

2. An Interior Setback Modification to allow the relocated garage to encroach into the required ten-foot interior setback. (SBMC §28.15.060 and SBMC §28.92.110); and
3. A Net Floor Area (Floor to Lot Area Ratio) Modification of the net floor area standards imposed by SBMC §28.15.083 that would otherwise be precluded by operation of subparagraph 28.15.083.D. (SBMC §28.15.083, 28.87.030, and SBMC §28.92.110).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15301 (Existing Facilities).

Contact: Suzanne Riegler, Associate Planner
Email: SRiegler@SantaBarbaraCA.gov

Phone: (805) 564-5470, ext. 2687

**** Approved.**
Lodge/Higgins Vote: 6/0
Abstain: 0
Absent: 1 (Pujo)
Resolution No. 012-15. **

IV. DISCUSSION ITEM:

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 (MST2003-00152)

Staff presented 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 was taken during this discussion item.**

Case Planner: Suzanne Riegler, Associate Planner
Email: SRiegler@SantaBarbaraCA.gov

Phone: (805) 564-5470, ext. 2687

**** Discussion held. ****

V. **ADMINISTRATIVE AGENDA:**

ACTUAL TIME: 2:44 P.M.

A. Committee and Liaison Reports.

2. Staff Hearing Officer Liaison Report

**** No report given. ****

3. Other Committee and Liaison Reports

**** Reports given. ****

VI. **ADJOURNMENT**

**** Meeting adjourned at 2:47 P.M. ****