



**Chair Stella Larson  
Commissioner Bruce Bartlett  
Commissioner John Jostes  
Commissioner Harwood A. White, Jr.**

**Vice-Chair Addison S. Thompson  
Commissioner Charmaine Jacobs  
Commissioner Sheila Lodge**

**PLANNING COMMISSION  
SPECIAL MEETING  
REVISED FINISHED AGENDA**

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**CITY COUNCIL CHAMBERS  
CITY HALL – 735 ANACAPA STREET  
THURSDAY, JANUARY 29, 2009  
1:00 P.M.**

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**I. NOTICES:**

- A. This regular meeting of the Planning Commission could be viewed live on City TV-18, or with a computer via [www.SantaBarbaraCA.gov/Government/Video/](http://www.SantaBarbaraCA.gov/Government/Video/) and then clicking City TV-18 Live Broadcast. City TV-18 will also rebroadcast this meeting in its entirety on Friday at 6:00 p.m. and again on Sunday at 9:00 a.m. in the same week of the live broadcast. An archived video copy of this meeting will be viewable, on computers with high speed internet access, by the following Tuesday at [www.santabarbaraca.gov](http://www.santabarbaraca.gov) and then clicking *Online Meetings*.
- B. **AMERICANS WITH DISABILITIES ACT:** In compliance with the Americans with Disabilities Act, if you need special assistance to gain access to, comment at, or participate in these meetings, please contact the Planning Division at 805-564-5470. If possible, notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements in most cases.
- C. This agenda schedule was subject to change. It was recommended that applicants and interested persons planned to arrive at 1:00 P.M. However, for longer agendas, all parties were encouraged to monitor Channel 18 and, when the item prior to the application of interest began, go to the Commission hearing.

- D. 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, please contact City Planning staff at (805) 564-5470 between the hours of 8:00 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](http://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.

## II. PRELIMINARY MATTERS:

- A. Announcements and appeals.

**\*\* No announcements were made. \*\***

- B. Comments from members of the public pertaining to items not on this agenda.

**\*\* No public comment. \*\***

**ACTUAL TIME: 1:04 P.M.**

## III. ENVIRONMENTAL IMPACT REPORT (EIR) SCOPING HEARING

### **PLAN SANTA BARBARA EIR**

The purpose of the hearing was to receive public comment on the scope of analysis for the *Plan Santa Barbara* EIR.

**Project Description:** *Plan Santa Barbara* is a multi-year planning process underway to update the City General Plan, including growth management and land use policies to govern development to the year 2030. The initial General Plan update documents will include the Draft General Plan Framework and Draft Policy Preferences; Draft Land Use Element and Map, Draft Housing Element, and Draft Adaptive Management Program. Draft policy updates pertain to sustainability and living within our resources; land use and growth management; housing; circulation; historic resources and community design; environmental resource protection; public services and safety; and economy and fiscal health. The *Plan Santa Barbara* Draft Policy Preferences Report, City Council Direction (January 2009) is available at [www.YouPlanSB.org](http://www.YouPlanSB.org) or at the Planning Division office (630 Garden Street).

**EIR Scope of Analysis:** The City of Santa Barbara will be Lead Agency to prepare a Program EIR to evaluate effects on the environment that may occur as a result of future growth within the City over the next two decades under the proposed *Plan Santa Barbara* draft policies. The EIR will identify potentially significant environmental impacts citywide or to areas within the City, or cumulatively in the larger region. Mitigation measures that could feasibly avoid or reduce significant impacts will be identified.

EIR impact topics to be analyzed include: air quality; biological resources; geology; hazards (wildfire, safety hazards, hazardous materials); heritage resources (archaeology, history); hydrology and water quality; noise; open space and visual aesthetics, public facilities (water, wastewater, solid waste, utilities), public services (police, fire protection, parks, schools), transportation (circulation, traffic, parking); energy and climate change; growth-inducing effects (housing, population, employment, and land use); and socioeconomic issues (demographics, environmental justice, economy).

The EIR will also provide a comparative impact evaluation for a range of alternative future growth scenarios and policy options considered in the *Plan Santa Barbara* process. These will cover a non-residential growth range of 1-2.5 million square feet and residential growth range of approximately 2,000 to 5,000 additional residential units over the planning period to the year 2030. Three million square feet nonresidential and 8,000 residential units will also be evaluated to the year 2050.

**Public Comment:** In addition to public comment at this hearing, public and agency comment on the EIR scope of analysis may be submitted to the Planning Division, to be received no later than February 13, 2009. Mailing address: City of Santa Barbara Planning Division, Attn: Barbara Shelton, P.O. Box 1990, Santa Barbara, CA 93102-1990. Email: [BShelton@santabarbaraca.gov](mailto:BShelton@santabarbaraca.gov). Planning Division Office: 630 Garden Street, Santa Barbara. Telephone: (805) 564-5470. Fax: (805)897-1904.

Case Planner: Barbara Shelton, Project Planner/Environmental Analyst  
Email: [BShelton@SantaBarbaraCA.gov](mailto:BShelton@SantaBarbaraCA.gov)

**\*\* Comments on the scope of the EIR were provided by both the public and the Planning Commission including the following topics:**

- **Transportation congestion and mitigation**
- **Water supply baseline/Desalination facility**
- **Baseline resources**
- **Key public resource issues**
- **Waste water treatment/sewer capacity**
- **Health effects**
- **Benchmarks for environmental sustainability**
- **Adaptive Management Program**
- **Day time/night time populations**
- **Growth scenario alternatives and environmentally superior alternative**
- **Project description versus No Project Alternative**
- **Definition of “affordable” housing**
- **Increased density and cumulative impacts**

- **Construction impacts**
- **Secondary units**
- **Illegal units**
- **Transit funding**
- **Growth scenario alternative flexibility (“mix and match/cafeteria”)**
- **Extended range as a full alternative; move to different EIR section**
- **Inclusionary zoning**
- **Job/housing balance**
- **Higher education (as resource consideration and community brain trust)**
- **Primary/secondary jobs creation**
- **Impacts of market rate units**
- **MODA boundary changes**
- **Separate historic element**
- **Request for three month status report on the EIR.**

**A total of eight comment letters were submitted. \*\***

**IV. ADMINISTRATIVE AGENDA:**

**ACTUAL TIME: 2:41 P.M.**

A. Committee and Liaison Reports.

**\*\* Reports given \*\***

B. Review of the decisions of the Staff Hearing Officer in accordance with SBMC §28.92.080.

**\*\* Review held. \*\***

**V. ADJOURNMENT:**

**\*\* Meeting adjourned at 2:45 P.M. \*\***