



Chair Sheila Lodge
Commissioner Bruce Bartlett
Commissioner Stella Larson - Absent
Commissioner Addison Thompson

Vice Chair Mike Jordan
Commissioner John Campanella
Commissioner Deborah L. Schwartz - Absent

**PLANNING COMMISSION
AGENDA**

**CITY COUNCIL CHAMBERS
CITY HALL – 735 ANACAPA STREET
THURSDAY, MAY 17, 2012
1:00 P.M.**

Website: www.SantaBarbaraCa.gov

NOTICES:

- A. THURSDAY, MAY 17, 2012 **12:00 NOON**
LUNCH DE LA GUERRA PLAZA
City Hall, Room 15, Upstairs
- The Planning Commission will meet informally with City Staff to discuss the following:
1. 213 Santa Catalina – *Tandem Parking*
Case Planner: Steve Foley, Supervising Transportation Planner
Email: SFoley@SantaBarbaraCA.gov Phone: 805-897-2542
 2. An update on status of long-range projects, new legislation, zoning enforcement items, status reports on previously-approved projects, and future agenda items.
- B. This regular meeting 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*.
- C. **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 this meeting, please contact the Planning Division Office at 805-564-5470, extension 4535. If possible, notification at least 48 hours

prior to the meeting will enable the City to make reasonable arrangements in most cases.

- D. This agenda schedule is subject to change. It is recommended that applicants and interested persons plan to arrive at 1:00 P.M. However, for longer agendas, all parties are encouraged to monitor Channel 18 and, when the item prior to the application of interest begins, come to the Commission hearing.
- E. 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 the Case Planner 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.
- F. 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

II. PRELIMINARY MATTERS:

- A. Action on the review of the following Minutes and Resolutions:
 - 1. Draft Minutes of May 3, 2012
 - 2. Resolution 007-12
122 Santa Barbara Street
 - 3. Resolution 008-12
404 William Moffet Place
- B. Requests for continuances, withdrawals, postponements, or addition of ex-agenda items.
- C. Announcements and appeals.
- 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.]

III. DISCUSSION ITEM

UPDATE OF PUBLIC WORKS DEPARTMENT, ENGINEERING DIVISION FOR LOWER MISSION CREEK FLOOD CONTROL PROJECT (MST2008-00360/CDP2008-00012)

The approved project would increase hydraulic capacity of Mission Creek from Canon Perdido to Cabrillo Boulevard. The creek channel would be widened, and bridges would be removed and replaced with new bridges that provide additional floodwater capacity. Vertical creek banks would be constructed, creek banks would be restored, and fish passage features would be installed. Changes to the project include changes in creek width, the sequence of construction of project elements, creek bank configuration north of Highway 101, use of rock weirs, boulder clusters centered in the creek bed (instead of on the edge) for fish refuges, and replacing cobbles with sand for Goby breeding purposes.

The purpose of the project update is to allow the Planning Commission and the public an opportunity to be advised regarding refinements in the proposed project design required by permit conditions of approval, funding source and implementing agency changes, and by value engineering studies. **No formal action on the project will be taken.**

Case Planner: Michael Berman, Project Planner/Environmental Analyst

Email: MBerman@SantaBarbaraCA.gov

Phone: 805-564-5470, ext. 4558

IV. NEW ITEM:

HEARING TO INITIATE ZONING AMENDMENTS RELATED TO A NON-RESIDENTIAL GROWTH MANAGEMENT PROGRAM AND A REVIEW PROCESS FOR NEW BUILDINGS TALLER THAN 45 FEET

The purpose of the meeting is to initiate amendments to the City's Zoning Ordinance including the Development Plan Ordinance (DPO), SBMC §28.87.300 and Council Resolution No. 09-058 to carry out recently adopted General Plan Policy LG2, Limit Non-Residential Growth and LG7, Community Benefit Non-Residential Land Uses. Amendments are also proposed to the definitions section of the Transfer of Existing Development Rights (TEDR) Ordinance Chapter 28.95 and the building height sections in the C-2, C-M, M-1 and OM-1 zones that allow 60 feet in height (SBMC §28.66.050, §28.69.050, and §28.72.050). Staff is requesting Planning Commission input and discussion into key ordinance provisions for preparation of the amendments.

Case Planner: Bea Gularte, Project Planner

Email: BGularte@SantaBarbaraCA.gov

Phone: 805-564-5470, ext. 4558

V. ADMINISTRATIVE AGENDA:

- A. Committee and Liaison Reports
 - 1. Staff Hearing Officer Liaison Report
 - 2. Other Committee and Liaison Reports

VI. ADJOURNMENT:

CITY OF SANTA BARBARA PLANNING COMMISSION

MEETING PROCEDURES

PUBLIC COMMENT PROCEDURE: You are welcome to attend this hearing. The public is invited to speak on any item on the Planning Commission Agenda. After receiving recognition from the Chairman, please approach the podium and speak into the microphone. State your name and purpose for appearing. Your name and comments will be entered into the public record.

The order of presentation after the Chairman introduces the item is as follows:

1. Presentation by Staff (15 minutes)*.
2. Presentation by Applicant (15 minutes)*.
3. Public Hearing*.
4. Additional response by Applicant/Staff (5 minutes each)*.
5. Questions and comments by the commission.
6. Commission consideration of Findings and Conditions of Approval.
7. Motion, discussion of motion, decision, and vote by the Commission.

***Time may be extended or limited by the Chair of the Planning Commission.**

Items that generate a large amount of citizen interest may be taken out of their scheduled order on the agenda as a courtesy to the public in attendance. Where there are a large number of people wishing to speak on an item, the Chairman may limit time allotted to each speaker.

WRITTEN COMMENT PROCEDURE: Written comments are welcome and will be entered into the public record. Written information should be submitted prior to the meeting at the Planning Division Office, 630 Garden St; by mail attention Planning Commission Secretary, P.O. Box 1990, Santa Barbara, CA 93102-1990; or by email at PCSecretary@SantaBarbaraCa.gov, and received no later than 4:30 P.M. on the Monday before the Planning Commission hearing. Please submit 12 copies of any written materials over 2 pages. Written comments are accepted at and up to the time of the hearing; however, the Planning Commission may not have time to consider materials submitted after the Monday deadline.

It is not possible to determine the precise time an item will be heard. The Planning Commission sessions are broadcast live on the Government Access Television Channel 18. Monitoring will assist in determining when the item will come up. Any continued items are announced at the beginning of the meeting and repeated throughout the meeting by the Chairman.

APPEALS AND SUSPENSIONS: Many of the items before the Commission may be appealed to the City Council. For further information on appeals, contact the Planning Division Staff or the City Clerk's Office.

Any further information on the Planning Commission meeting procedures or agenda items may be obtained by calling the Planning Division at 805-564-5470.

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