

**DRAFT**

## City of Santa Barbara Planning Division

### PLANNING COMMISSION MINUTES

September 20, 2012

#### CALL TO ORDER:

Chair Lodge called the meeting to order at 1:03 P.M.

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

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

**Absent: Commissioner Addison Thompson**

#### **STAFF PRESENT:**

Bettie Weiss, City Planner  
 Karen Ramsdell, Airport Director  
 Hazel Johns, Assistant Airport Director  
 Danny Kato, Senior Planner  
 N. Scott Vincent, Assistant City Attorney  
 Andrew Bermond, AICP, Associate Planner  
 Julie Rodriguez, Planning Commission Secretary

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

A. Action on the review of the following Draft Minutes and Resolutions:

1. Draft Minutes of September 6, 2012

#### **MOTION: Bartlett/Larson**

Approve the minutes as corrected.

This motion carried by the following vote:

Ayes: 5 Noes: 0 Abstain: 1 (Jordan) Absent: 1 (Thompson)

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

None.

C. Announcements and appeals.

Mr. Kato announced that City Council adopted the Climate Action Plan on Tuesday, September 18, 2012.

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

Chair Lodge opened the public hearing at 1:06 P.M. and, with no one wishing to speak, closed the hearing.

**III. DISCUSSION ITEM:**

**ACTUAL TIME: 1:06 P.M.**

**AIRPORT MASTER PLAN STATUS UPDATE**

The Airport Department is currently preparing a new Airport Master Plan for the next 10-15 years under a grant from the Federal Aviation Administration. The Airport Master Plan will provide a framework of planned development improvements to meet aviation demand. Facility needs for the airfield, general aviation, cargo, and the airline terminal including vehicle parking, and aircraft parking are primary considerations when preparing development alternatives.

The purpose of the Planning Commission hearing is to provide an update and to take comment. Airport Staff and consultants will be preparing an alternatives analysis in the coming months, to be presented to the Airport Master Plan Advisory Committee in November.

Case Planner: Andrew Bermond, AICP, Project Planner  
Email: [ABermond@SantaBarbaraCA.gov](mailto:ABermond@SantaBarbaraCA.gov)

Phone: (805) 692-6032

Andrew Bermond, AICP, Project Planner, gave the Staff presentation, joined by consultants Jim Harris, Coffman Associates; and Christine Eberhard, CommuniQuest.

The Commission appreciated the update on all the progress that has been made, especially the public awareness provided through the Airport's website, [www.FlySBA.com](http://www.FlySBA.com) and the public workshops held.

**IV. RECOMMENDATION TO CITY COUNCIL:**

**ACTUAL TIME: 2:03 P.M.**

**PROPOSED ZONING ORDINANCE AMENDMENT SECTION 28.87.300  
DEVELOPMENT PLAN REVIEW AND APPROVAL.**

In November 1989, city voters approved an amendment to the City Charter (Measure E) regulating non-residential growth in the City. The growth management limitations are implemented through the City's Zoning Ordinance, Development Plan Review and Approval Section 28.87.300. In 2009 this ordinance was extended three years to January 1, 2013 to allow enough time for the City to complete the General Plan update known as *Plan Santa Barbara*. The General Plan Update established new growth limitations for the next 20 years, along with policies and standards to implement the Growth Management Program.

This new growth limitation necessitates amendments to the Development Plan Review and Approval Ordinance which are currently underway.

The Council will consider an additional extension of the current Development Plan Review and Approval ordinance for one more year to 2014 to allow completion of the Zoning Ordinance amendments. The existing standards for review of non-residential construction projects and all other provisions of the Zoning Ordinance will remain the same. The purpose of the Planning Commission hearing is for review of the ordinance amendment before forwarding to the Council its recommendation on adoption. It is estimated that Council would review the one year time extension in November of this year.

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15305.

Case Planner: John Ledbetter, Principal Planner  
Email: JLedbetter@SantaBarbaraCA.gov

Phone: (805) 564-5470, ext. 2569

Bettie Weiss, City Planner, gave the Staff presentation.

Chair Lodge opened the public hearing at 2:24 P.M., and with no one wishing to speak, the public hearing was closed.

**MOTION: Bartlett/Scwhartz**

**Assigned Resolution No. 013-12**

Forward the proposed amendment to Section 28.87.300 and Council Resolution 09-058 to the City Council for adoption to extend the timeline to January 1, 2014.

This motion carried by the following vote:

Ayes: 6 Noes: 0 Abstain: 0 Absent: 1 (Thompson)

Chair Lodge announced the ten calendar day appeal period.

**V. ADMINISTRATIVE AGENDA**

**ACTUAL TIME: 2:27 P.M.**

**E. Committee and Liaison Reports.**

**1. Staff Hearing Officer Liaison Report**

Commissioner Larson reported that the Staff Hearing Officer meeting of September 19, 2012 was cancelled and the five agenda items were continued to the next meeting on October 3, 2012.

**2. Other Committee and Liaison Reports**

- a. Commissioner Larson reported on the Historic Landmark Commission meeting of September 12, 2012 .
- b. Commissioner Campanella reported on attending a housing forum organized by the City of Santa Barbara on September 12, 2012.
- c. Commissioner Jordan reported on the Central Coast Regional Water Quality Control Board meeting of September 6, 2012.
- d. Commissioner Schwartz reported on the Downtown Parking Committee meeting of September 13, 2012.
- e. Commissioner Larson attended a County of Santa Barbara Supervisor's meeting on Tuesday, September 18, 2012
- f. Commissioner Lodge reported on the Water Commission meeting of September 10, 2012.

**VI. ADJOURNMENT**

Chair Lodge adjourned the meeting at 2:42 P.M.

Submitted by,

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Julie Rodriguez, Planning Commission Secretary

**DRAFT**



# City of Santa Barbara California

## CITY OF SANTA BARBARA PLANNING COMMISSION

### RESOLUTION NO. 013-12 PROPOSED ZONING ORDINANCE AMENDMENT RECOMMENDATION TO CITY COUNCIL SEPTEMBER 20, 2012

#### PROPOSED ZONING ORDINANCE AMENDMENT SECTION 28.87.300 DEVELOPMENT PLAN REVIEW AND APPROVAL.

In November 1989, city voters approved an amendment to the City Charter (Measure E) regulating non-residential growth in the City. The growth management limitations are implemented through the City's Zoning Ordinance, Development Plan Review and Approval Section 28.87.300. In 2009 this ordinance was extended three years to January 1, 2013 to allow enough time for the City to complete the General Plan update known as *Plan Santa Barbara*. The General Plan Update established new growth limitations for the next 20 years, along with policies and standards to implement the Growth Management Program. This new growth limitation necessitates amendments to the Development Plan Review and Approval Ordinance which are currently underway.

The Council will consider an additional extension of the current Development Plan Review and Approval ordinance for one more year to 2014 to allow completion of the Zoning Ordinance amendments. The existing standards for review of non-residential construction projects and all other provisions of the Zoning Ordinance will remain the same. The purpose of the Planning Commission hearing was for review of the ordinance amendment before forwarding to the Council its recommendation on adoption. It is estimated that Council would review the one year time extension in November of this year.

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15305.

**WHEREAS**, the Planning Commission has held the required public hearing on the above application, and the Applicant was present.

**WHEREAS**, no one appeared to speak in favor of the recommendation, and no one appeared to speak in opposition thereto, and the following exhibits were presented for the record:

1. Staff Report with Attachments, September 13, 2012
2. Correspondence received in opposition to the recommendation:
  - a. Paula Westbury, Santa Barbara

**NOW, THEREFORE BE IT RESOLVED** that the City Planning Commission forward the proposed amendment to Section 28.87.300 and Council Resolution 09-058 to the City Council for adoption to extend the timeline to January 1, 2014.

This motion was passed and adopted on the 20th day of September, 2012 by the Planning Commission of the City of Santa Barbara, by the following vote:

AYES: 6 NOES: 0 ABSTAIN: 0 ABSENT: 1 (Thompson)

I hereby certify that this Resolution correctly reflects the action taken by the city of Santa Barbara Planning Commission at its meeting of the above date.

\_\_\_\_\_  
Julie Rodriguez, Planning Commission Secretary

\_\_\_\_\_  
Date

**PLEASE BE ADVISED:**

**THIS ACTION OF THE PLANNING COMMISSION CAN BE APPEALED TO THE CITY COUNCIL WITHIN TEN (10) CALENDAR DAYS AFTER THE DATE THE ACTION WAS TAKEN BY THE PLANNING COMMISSION.**

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