



Chair Mike Jordan
Commissioner Bruce Bartlett
Commissioner Sheila Lodge
Commissioner Addison Thompson

Vice Chair Deborah L. Schwartz
Commissioner John Campanella
Commissioner June Pujo

**PLANNING COMMISSION
SPECIAL MEETING AGENDA**

**DAVID GEBHARD PUBLIC MEETING ROOM
630 GARDEN STREET
THURSDAY, MAY 23, 2013
12:00 P.M.**

******Please note special start time and different location******

Website: www.SantaBarbaraCa.gov

NOTICES:

- A. This special 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*.
- 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 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.
- C. This agenda schedule is subject to change. It is recommended that applicants and interested persons plan to arrive at 12:00 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.
- 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 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.

- 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

II. PRELIMINARY MATTERS:

- A. Action on the review of the following Minutes and Resolutions:
1. Draft Minutes of May 2, 2013
 2. Resolution 008-13
3425 Sea Ledge Lane
 3. Draft Minutes of May 9, 2013
- 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. RECOMMENDATION TO CITY COUNCIL:

CHANGES TO THE CITY'S ZONING AND GENERAL PLAN MAPS

In December 2011, the City adopted the updated General Plan. An important Phase 1 General Plan implementation program is amending the citywide zoning map. The Zoning Map amendments are necessary primarily to: address parcels with inconsistency between the existing zoning and the new General Plan map in terms of designations and residential densities, and parcels bisected by different zoning designations.

Additional amendments are proposed to the recently adopted General Plan Map as part of the recommended rezones, either to make the zone consistent with the General Plan or because the existing land uses or zone designations call for a particular General Plan designation.

The Planning Commission will hold a public hearing to receive public input and formalize their recommendations to the City Council on proposed citywide zoning and General Plan map amendments. The amendments will then be considered for adoption by the City Council at a future meeting.

Case Planner: Beatriz Gularte, Project Planner
Email: BGularte@SantaBarbaraCA.gov

Phone: (805) 564-5470, ext. 4556.

IV. DISCUSSION ITEM:

**DRAFT SAFETY ELEMENT UPDATE & LOCAL COASTAL PROGRAM
HAZARDS SECTION UPDATE**

The proposed 2013 Safety Element provides a comprehensive update to the Seismic Safety/Safety Element of the General Plan and the Hazards Section of the Local Coastal Program (LCP). The element includes updated information and maps describing natural and human-caused hazards in the City including geologic, seismic, fire, flooding and hazardous materials hazards as well as public services as they relate to safety. The element describes current and future City actions being taken to reduce hazard-related risk and to respond to emergency situations through updated goals, policies and implementation actions.

The City of Santa Barbara invites public comment on the Draft Safety Element and LCP (Hazards Section) Amendment. The public comment period is from May 6 – June 6, 2013. The Draft Safety Element, Technical Background Report and the LCP Hazards Section Amendment documents are available on the City web site at: [http://www.SantaBarbaraCA.gov/Resident/Major Planning Efforts/Safety Element Update/](http://www.SantaBarbaraCA.gov/Resident/Major_Planning_Efforts/Safety_Element_Update/). As part of the public review period for the draft documents, the City Planning Commission will hold today's hearing to receive public comments.

Case Planner: Elizabeth Limón, Project Planner
Email: ELimon@SantaBarbaraCA.gov

Phone: (805) 564-5470, ext. 4569.

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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