



City of Santa Barbara California

CITY OF SANTA BARBARA PLANNING COMMISSION

RESOLUTION NO. 026-05 AMEND SANTA BARBARA MUNICIPAL CODE (TITLE 27 & TITLE 28) APRIL 7, 2005

PROPOSAL TO AMEND SECTIONS OF THE SANTA BARBARA MUNICIPAL CODE INCLUDING TITLE 27 (SUBDIVISIONS) AND TITLE 28 (THE ZONING ORDINANCE) IN ORDER TO IMPLEMENT RECOMMENDED DISCRETIONARY PROCESS IMPROVEMENTS (MST2004-00611)

The City of Santa Barbara is considering Amendments to the Santa Barbara Municipal Code, Title 27 Subdivisions and Title 28 of the Zoning Ordinance, and an Amendment to the Local Coastal Program to expand the type of projects that can be acted on at the Staff level. Changes would result in the creation of a Staff Hearing Officer who would act on minor projects. The proposed changes were considered by the Planning Commission on September 16, 2004. The purpose of this hearing is to get Planning Commission feedback on the proposed recommendations before taking them to City Council. Projects being recommended to be acted on by the Staff Hearing Officer include:

- Time extensions for Tentative Subdivision Maps
- New residential condominium developments and subdivisions that create four or fewer units/lots
- Residential condominium conversions that involve four or fewer units
- Non-residential condominium conversions
- New non-residential condominium development of <3,000 s.f.
- Lot line adjustments involving 4 lots or less
- Development Plan Approvals for projects less than 3,000 square feet
- Modifications and Performance Standard Permits
- Minor public works facilities improvements
- Minor Coastal Development Permits
- Amendments to conditions of approval
- Adoption of Mitigated Negative Declarations for Staff Hearing Officer eligible projects

Additional recommendations include:

- Administrative approval of time extensions (except Tentative Subdivision Maps)
- Standardizing the noticing for discretionary projects (except projects subject to design review only)
- On site posting for development projects
- Prohibiting permitted multi-family unit projects that have received a building permit or certificate of occupancy from converting to condominiums for five years, irrespective if they meet the physical standards for condominiums
- Amending Chapter 28.45.009, the Coastal Overly Zone (part of the City's Local Coastal Program) to establish a process for dealing with emergencies and temporary events within the Coastal Zone

and to clarify the process for the granting of Coastal Exclusions for single family residences in the non-appealable jurisdiction.

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Section 15305, Minor Alterations in Land Use Limitations.

WHEREAS, the Planning Commission has held the required public hearing on the above proposal.

WHEREAS, no one appeared to speak in favor of the proposal, and 1 person appeared to express his concerns thereto, and the following exhibits were presented for the record:

1. Staff Report with Attachments, April 7, 2005
2. Correspondence received with concerns about an aspect of the proposal:
 - a. Steven K. McGuire, Allen & Kimbell, LLP,
 - b. John and Julie Chang, 309 Ladera Lane, Santa Barbara, CA

NOW, THEREFORE BE IT RESOLVED that the City Planning Commission:

Passed and adopted the following motions on the 7th day of April, 2005, by the Planning Commission of the City of Santa Barbara, by the following votes:

MOTION: Jostes/Mahan

Recommended that City Council approve all the proposed changes outlined in the Planning Commission Staff Report, with the exception of Tentative Maps for 2-4 lots/units and limitations on conversions of recently permitted multi-family units to condominiums, performance standard permits for car washes, public works facilities of 1,000 square feet as permitted uses, and support of the appeal process with added recommendations.

This motion carried by the following vote:

Ayes: 4 Noes: 0 Abstain: 0 Absent: 3 (Jacobs, Larson & White)

MOTION: Jostes/Mahan

Recommended that City Council approve the recommended changes for Staff Hearing Officer review of Tentative Subdivision Maps for up to 4 lots/units with additional standard conditions of approval requiring a separate pedestrian connection to the sidewalk to the front door of each unit for each condominium, textured pavement to reduce expansive pavement, permeable paving for parking areas where feasible, and common useable open space. The Standard Conditions of Approval template shall be reviewed annually by the Planning Commission and the Staff Hearing Officer.

This motion carried by the following vote:

Ayes: 3 Noes: 1 (Maguire) Abstain: 0 Absent: 3 (Jacobs, Larson & White)

MOTION: Jostes/Mahan

Recommended that City Council remove Performance Standard Permits for car washes in the C-2 zone from the list of recommendations and revise Public Works facilities that would be a permitted use subject to standards to 500 square feet maximum.

This motion carried by the following vote:

Ayes: 4 Noes: 0 Abstain: 0 Absent: 3 (Jacobs, Larson & White)

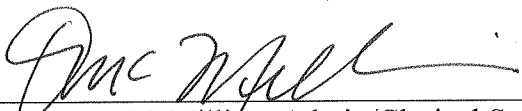
MOTION: Jostes/Mahan

Defer the amendments to limit the conversion of recently permitted or constructed multi-family rental projects to condominiums to a future discussion.

This motion carried by the following vote:

Ayes: 4 Noes: 0 Abstain: 0 Absent: 3 (Jacobs, Larson & White)

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.



Deana Rae McMillion, Admin/Clerical Supervisor

9-22-05

Date