



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 AGENDA**

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

Website: www.SantaBarbaraCa.gov

I. NOTICES:

- A. 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. 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. 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 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 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.
- 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. 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.
- B. 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. ENVIRONMENTAL IMPACT REPORT (EIR) SCOPING HEARING

PLAN SANTA BARBARA EIR

The purpose of the hearing is 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 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 . 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

IV. 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 Phone 564-5470.

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