



City of Santa Barbara California

CITY OF SANTA BARBARA PLANNING COMMISSION

RESOLUTION NO. 002-09

1600 CECIL COOK PLACE

RECOMMENDATIONS TO CITY COUNCIL FOR ZONING ORDINANCE AMENDMENT
AND LOCAL COASTAL PROGRAM AMENDMENT

JANUARY 8, 2009

APPLICATION OF HAZEL JOHNS, AGENT FOR THE CITY OF SANTA BARBARA, 1600 CECIL COOK PLACE, 073-450-003 A-A-O, SP-6, S-D-3 AIRPORT APPROACH AND OPERATIONS, AIRPORT INDUSTRIAL AREA SPECIFIC PLAN ZONE, COASTAL ZONE OVERLAY, GENERAL PLAN DESIGNATION: MAJOR PUBLIC AND INSTITUTION (MST2008-00489)

The proposed application involves the rezoning of 9.04 acres of A-A-O, Airport Approach and Operations Zone to A-F, Aviation Facilities Zone in the Coastal Zone on Santa Barbara Airport property. The discretionary applications required for this project are:

1. Initiation of proceedings and a recommendation to City Council for a Zoning Ordinance Amendment to change the zoning from A-A-O, SP-6, S-D-3 (Airport Approach and Operations Zone, Airport Industrial Area Specific Plan Zone, Coastal Zone Overlay) to A-F, SP-6, S-D-3 (Aviation Facilities Zone, Airport Industrial Area Specific Plan Zone, Coastal Zone Overlay) (SBMC §28.92.020; §28.92.080B; and §29.11).
2. Recommendation to City Council to approve a Local Coastal Program Amendment to change the LCP zoning from A-A-O, S-P-6, S-D-3 (Airport Approach and Operations Zone, Airport Industrial Area Specific Plan Zone, Coastal Zone Overlay) to A-F, S-P-6, S-D-3 (Aviation Facilities Zone, Airport Industrial Area Specific Plan Zone, Coastal Zone Overlay) and to recommend certification of the Amendment to the California Coastal Commission (State Public Resources Code §30514).

The Case Planner has prepared an addendum to the Aviation Facilities Plan Environmental Impact Report to address, changes in circumstances and changes in the project description associated with the zoning map. The resulting impacts are not substantial and do not involve new significant impacts or a substantial increase in the severity of previously identified impacts.

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 application, and no one appeared to speak in opposition thereto, and the following exhibits were presented for the record:

1. Staff Report with Attachments, January 2, 2009.
2. Site Plans

NOW, THEREFORE BE IT RESOLVED that the City Planning Commission approved the subject application making the following findings, determinations, and recommendations to City Council:

A. Findings for the Aviation Facilities Plan FEIS/R Addendum (CEQA Guidelines 15164)

1. In the Planning Commission's independent judgment there is no substantial evidence that this project will have a significant effect on the environment; and,
2. Minor technical changes and additions are necessary to complete environmental review. However, a Supplemental Environmental Impact Report is not required because the proposed project remains largely unchanged from the existing project described in the Final Environmental Impact Statement/Report for the Aviation Facilities Plan (SCH# 2000111037).
3. No substantial changes are proposed in the project and no substantial changes have occurred with respect to the circumstances under which the project is undertaken which would require major revisions of the Final Environmental Impact Report. No new information of substantial importance shows a new or more severe impact. Additionally, no new information of substantial importance shows that a previously considered infeasible mitigation or alternative or a new mitigation or alternative that would now be feasible and substantially reduce the impact of the maintenance project are known to exist (CEQA Guidelines §15162(a)).
4. The Planning Commission has considered the Addendum, dated December 8, 2008 for the rezone proposed at 1600 Cecil Cook Place (MST2008-00489), together with the adopted Final Environmental Impact Report (SCH#2000111037) for the original project, and public comments received.
5. The Addendum to the adopted Final Environmental Impact Statement/Report (SCH#2000111037) has been prepared in compliance with California Environmental Quality Act requirements. The Addendum together with the adopted Final EIS/R constitute adequate environmental analysis of the current proposed rezone at 1600 Cecil Cook Place.

B. Amendment to Zone Boundary (SBMC §28.92.020 and §28.92.080B)

1. The change is justified by public necessity, convenience, general welfare, or good zoning practice.

The intent of Title 29 is to ensure that the Airport maintains its economic self-sufficiency through effective use of its existing resources. Given the historical designation and existing uses on the site, as well as the adjacent Aviation Facilities Zone to the north, this Zone would be appropriate for this area. Further, the zone change is consistent with the General Plan and the Airport Industrial Specific Plan.

C. Amendment to Local Coastal Program (State Public Resources Code §30514)

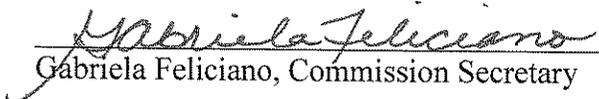
1. The proposed zoning change is consistent with the policies adopted in the Local Coastal Program and the California Coastal Act.

The intent of Component 9 of the Local Coastal Program (Airport and Goleta Slough Coastal Plan) is to protect coastal resources that may be threatened by potential development at the Santa Barbara Airport. The proposed area to be rezoned is not located within an Environmentally Sensitive Habitat Area (ESHA). Given the historical designation and existing uses on the site, the proposed zone change would not threaten the Goleta Slough or any ESHA. Any future development in this area will need to comply with the Coastal Act and the Local Coastal Program and the Airport Industrial Area Specific Plan.

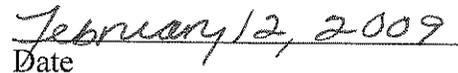
This motion was passed and adopted on the 8th day of January, 2009, by the Planning Commission of the city of Santa Barbara, by the following vote:

AYES: 7 NOES: 0 ABSTAIN: 0 ABSENT: 0

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.



Gabriela Feliciano, Commission Secretary



Date

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