

V. **DISCUSSION ITEM:**

ACTUAL TIME: 4:41 P.M.

Commissioner Larson left the dais at 4:41 P.M.

**INITIATION OF DRAFT COUNTY MISSION CANYON COMMUNITY PLAN
(CITY OF SANTA BARBARA SPECIFIC PLAN #3 AMENDMENT)**

Hearing on the request of the County Planning and Development Department, per a 1984 Joint Powers Agreement (JPA) between the City and County, that the City Planning Commission review and comment on the Draft Mission Canyon Community Plan, Residential Design Guidelines, and Land Use and Development Code Amendments and initiate the Community Plan amendment to Specific Plan #3 and environmental review for the Draft Mission Canyon Community Plan as an amendment to City Specific Plan #3. Mission Canyon is within the City's Sphere of influence and the City provides sewer and water service to Mission Canyon per the JPA.

Case Planner: Heather Baker, Project Planner
Email: hbaker@SantaBarbaraCA.gov

Heather Baker, Project Planner, gave the City Staff presentation.

Derek Johnson; Deputy Director; David Lackie, Supervising Planner; and Rosie Dyste, Senior Planner, from the County of Santa Barbara, gave the County Staff presentation.

Ms. Baker resumed the City Staff presentation.

County Staff answered Planning Commission questions that included giving an update on the collaboration between the City and County on the Botanic Gardens expansion proposal; potential for referencing the Best Management Practices Manual for Post-Construction Water Management; the wastewater plan that includes the expansion of the sewer system; update on testing area streams for impacts by the septic systems, but also stated that the testing is not a part of the Community Plan; clarified elimination of both detached and attached secondary units; and an update on the County's consideration for use of bio-systems over septic systems.

Mr. Vincent responded to the Commission about the joint power agreement's intent to be a revision and if not adopted, the status quo would be maintained by the original joint power agreement.

County Staff answered additional Planning Commission's questions about taking under advisement the City's actions considered 'not appropriate' for the County, but appropriate for the City and suggestions made; consideration given to impact by the new regulations on the 90% existing build-out in Mission Canyon.

Chair Myers opened the public hearing at 5:41 P.M.

The following people addressed the Commission:

1. Jaqueline Hynes, Mission Canyon Planning Advisory Committee, stated that the adoption of the community plan would result in the significant reduction of potential build out in the area due to prohibition of secondary units. Additional public sewer service should not be assumed as inevitable. Proud that Mission Canyon has a section on post-disaster reconstruction.
2. Fran Galt asked that no further development be considered for Mission Canyon. It is already built-out.; needs roads repaired for public safety; needs bike path on public roads; needs pedestrian path restored. There is no room, or need, for MTD buses on that road that is also used as a primary evacuation route.
3. Frank Arrendondo (a.k.a. Ksen~Sku~Mu), Chumash community, stated that the Cultural Resource Sensitivity Survey only includes a small part of the Community Plan area. The 1984 plan includes better protection of Native American sites. This plan does not take into account the Native American community. Referenced SB18, enacted in March 2005, and stressed the need to consult with the local Native American community as required by SB18.

With no one else wishing to speak, the public hearing was closed at 5:49 P.M.

Commission's comments:

1. The Commission appreciated the collaborative efforts between the City and the County, and the MCCP. One Commissioner felt that the plan had been revved up a few notches and surpassed expectations and acknowledged City and County Staff.
2. Two Commissioners would like to see a compromise, for safety reasons, on the wall height and placement. Asked for reconsideration of the 3.5' setback limit around driveways.
3. Would like to see special attention to conditionally permitted uses in the Canyon both in the incorporated and unincorporated parts, such as Skofield Park, the Natural History Museum, and the Botanic Garden, especially related to fire safety.
4. Would like to see how this plan addresses controlling these areas, especially the institutional uses, during a Red Flag alert. There should be a separate chapter regarding Red Flag Alerts, including policies that apply as institutional uses ask for changes to their CUPs.
5. Would like to see a priority in establishing inter-jurisdictional vegetation clearance for fire safety.
6. Appreciates post-disaster and post-fire reconstruction efforts.
7. One Commissioner would like to see Floor Area Ratio's (FAR's) and Design Guidelines be part of the Community Plan, where possible. Another Commissioner was in agreement, but also acknowledged that it was not in the City's jurisdiction to ask the County to maintain City guidelines. Two Commissioners felt that imposing

- FAR guidelines would take away from the rural character of Mission Canyon. Suggested that the County take the lead on developing design guidelines in that area.
8. With regard to Steelhead trout, would like to identify Mission and Rattlesnake Creeks as environmentally sensitive habitats. One Commissioner added that the City needed to contribute to encouraging the Steelhead in the City's creeks, too.
 9. Two Commissioners asked that pedestrian traffic be included in the plan, along with safety access. Two Commissioners asked that bike lanes and circulation elements for non-auto traffic be included in the plan.
 10. Encourages the EIR to look at the cultural resources survey.
 11. Asked that focus be placed on fire protection, water and waste water issues; traffic; and watershed management for Steelhead trout. Suggested the County consider developing a water quality monitoring program consistent with the City's program. Another Commissioner concurred that storm water management should be included in the plan.
 12. One Commissioner felt that fire safety is the most paramount of all issues and it is important for the plan to consider the public right of ways and individual parcels.
 13. Commented on the County's Post-Disaster Rebuilding Plan and hopes that public resistance, due to expense, does not prevent the plan from moving forward.
 14. One Commissioner encouraged more consideration be given to studying bio waste systems that can produce on-site irrigation water.

Anne Marx, City Wildland Fire Specialist, clarified the County's Red Flag Alert program as having one level of alert.

Ms. Hubbell addressed Mr. Arredondo's concerns by apologizing and stating that Staff had missed the Native American community in its report, but would make sure that archaeological policies would be included in the plan.

Mr. Johnson stated that the County had initiated SB18, but also had not received any response back from any of the tribes within the 90-day time period. Ms. Baker informed the Commission that the City letter on SB18 was pending and would soon be sent.

MOTION: Jostes/Jacobs

Assigned Resolution No. 027-08

Initiate the Mission Canyon Specific/Community Plan and forward comments to the County of Santa Barbara.

Ms. Baker responded to the possibility of a Mitigated Negative Declaration (MND) being considered over an Environmental Impact Report (EIR).

One Commissioner expressed surprise about the absence of an EIR given the life span of the plan, but City and County Staff affirmed that the overall build-out of the plan would not change and the policies are tighter than current policies.

This motion carried by the following vote:

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

