



City of Santa Barbara Planning Division

PLANNING COMMISSION MINUTES

July 24, 2014

CALL TO ORDER:

Chair Schwartz called the meeting to order at 1:00 P.M.

I. ROLL CALL

Chair Deborah L. Schwartz, Vice Chair Addison Thompson, Commissioners Bruce Bartlett, John P. Campanella, Mike Jordan, Sheila Lodge, and June Pujo.

STAFF PRESENT:

Renee Brooke, Senior Planner
N. Scott Vincent, Assistant City Attorney
Hazel Johns, Airport Director
Andrew Bermond, Project Planner
Dan Gullett, Project Planner
Steven Greer, Project Planner/Environmental Analyst
Matt Fore, Environmental Services Manager
Julie Rodriguez, Planning Commission Secretary

II. PRELIMINARY MATTERS:

A. Action on the review of the following Draft Minutes and Resolutions:

1. Draft Minutes of July 10, 2014
2. Resolution No. 016-14
2981 Cliff Drive

MOTION: Bartlett/Lodge

Approve the minutes and resolutions as corrected.

This motion carried by the following vote:

Ayes: 7 Noes: 0 Abstain: 0 Absent: 0

B. Requests for continuances, withdrawals, postponements, or addition of ex-agenda items.

None.

C. Announcements and appeals.

None.

D. Comments from members of the public pertaining to items not on this agenda.

Chair Schwartz opened the public hearing at 1:10 P.M.

Ethan Shenkman addressed the Commission with community security concerns and recommendations for the City.

With no one else wishing to speak, the hearing was closed at 1:13 P.M.

III. ENVIRONMENTAL IMPACT REPORT (EIR) SCOPING HEARING:

ACTUAL TIME: 1:13 P.M.

SANTA BARBARA AIRPORT MASTER PLAN EIR

The purpose of this hearing was to receive public comment on the scope of analysis for the Santa Barbara Airport Master Plan EIR.

Project Description: The Santa Barbara Airport Master Plan (Master Plan) provides guidance for the Airport's overall development for the next 15-20 years, (i.e., 2014 to 2032). The Master Plan relies on Federal Aviation Administration (FAA)-approved forecasts of aviation activity at the Airport and provides development scenarios for the short term (2017), intermediate term (2022) and long term (2032).

The proposed Master Plan consists of:

- **Airfield Recommendations:** Extension of Taxiway H to the west, parallel to the main instrument runway, restriping of existing paved areas, paving light lanes along taxiway edges, and relocating entrances and exits from the taxiway system to comply with Federal Aviation Administration (FAA) recommendations.
- **North Landside Recommendations:** Consolidation of general aviation operations to facilitate two Fixed Base Operator (FBO) lease areas on the northeast portion of the airfield to provide tenant and visiting private aircraft services and facilities, and support facility changes including the relocation of the Airport Maintenance Yard.
- **Terminal Area Recommendations:** Construction of a new Long Term Parking Lot south of the Airline Terminal to accommodate 1,315 new or relocated parking spaces, expansion of the Airline Terminal, and relocation of the southside FBO.

EIR Scope of Analysis: The City of Santa Barbara will be the Lead Agency and will prepare an EIR to evaluate impacts of the proposed project. The purpose of an EIR is to provide decision-makers and the public with information that enables them to consider the environmental consequences of the proposed project. The EIR would identify potentially significant effects, and any feasible means of avoiding or reducing these effects through project redesign, the imposition of mitigation measures, or implementation of alternatives to the project.

An Initial Study, describing potentially significant impacts as well as potentially significant, but mitigable, and less than significant impacts in other issue areas, is available for review at the City Planning Division located at 630 Garden Street between the hours of 8:30 a.m. to 4:30 p.m., Monday through Thursday, and every other Friday, or online at www.SantaBarbaraCA.gov/eir. Please check our website to verify office closure dates.

Public Comment: In addition to public comment at this hearing, public and agency comments on the EIR scope of analysis identified in the Initial Study should be sent at the earliest possible date, but **received no later than July 31, 2014, at 4:30 p.m.** Please send your written comments to the attention of Andrew Bermond at P.O. Box 1990, Santa Barbara, CA 93102-1990 or ABermond@SantaBarbaraCA.gov.

Case Planner: Andrew Bermond, AICP, Project Planner

Email: ABermond@SantaBarbaraCA.gov

Phone: (805) 692-6032

Andrew Bermond, AICP, Project Planner, gave the Staff presentation. Steven Greer, Project Planner/Environmental Analyst, was available to answer any of the Commission's questions. Also present were Hazel Johns, Airport Director; Jim Harris, President, Coffman Associates; and Judi Krauss, Environmental Planner, Coffman Associates.

Chair Schwartz opened the public hearing at 1:23 P.M.

The following people commented on the Environmental Impact Report (EIR):

1. Gordon Feingold, Airport Owners and Pilots Association, supports the Airport Master Plan and voiced support for a Taxiway hotel extension.
2. Professor Scott Cooper, Audubon Society, stated the EIR should address the impacts of proposed projects on vegetation, storm water runoff, and hydrological routing; the transport and deposition of sediment in the slough from its watershed and water quality; and the congruence with strictures applied to listed 303(d) impaired water bodies need to be addressed. The EIR needs to address biological responses to planned elements. Concerned with proximity of Taxiway H to Carneros Creek. The EIR needs to address the potential project impacts to rare and endangered species, as well as set planned congruence with the section of the California Coastal Act (Section 30240) and Local Coastal Plan (Policy C-4 and 15) dealing with development adjacent to Environmentally Sensitive Habitat Areas (ESHAs) and ESHA buffers.

With no one else wishing to speak, the public hearing was closed at 1:27 P.M.

Chair Schwartz reopened the public comment hearing at 1:46 P.M. to allow Pat Saley, AICP, Goleta Slough Management Committee, an opportunity to comment.

Ms. Saley shared the history of the Goleta Slough Management Committee and the Committee's involvement in the Airport Master Plan. The Committee will be looking closely at the Taxiway H and its extension to the Goleta Slough Reserve Zone, which would

require a Local Coastal Plan amendment and rezoning. Looks forward to continued involvement in the EIR process.

With no one else wishing to speak, the public hearing was again closed at 1:49 P.M.

Commissioner's Comments:

1. Commissioner Jordan suggested that the trade-off between environmental impacts and economic benefit or detriment be considered as part of the EIR discussion. Especially interested in Class 1 impacts and what their eventual economic fallout might be from an operational standpoint. Look at Class 2 impacts that can be mitigated and, what the result of the mitigations might be from an economic standpoint so that when environmental issues are looked at later economic consequences can be considered.
2. Commissioner Thompson congratulated the consultant team of Coffman Associates for their work. Would like to see the environmental impact of the slough on the aircraft that operate out of the Airport, in particular bird strikes. We always look at the impact on the Slough, but the Slough has an impact on the Airport users, too (i.e. bird strikes). The proposed Taxiway extension will lead to improved safety and efficiency.
3. Commissioner Pujo stated that there are many regional projects currently taking place at this time, such as the City's Local Coastal Plan Update, the Eastern Goleta Valley Community Plan Update, UCSB's Long-Range Development Plan, and the Goleta Beach 2.0 project, and that certainly the Airport Master Plan has regional influence. Will be looking for robust communication and discussion of the other projects cumulative impacts combined with this project in the cumulative project section of the EIR. Especially would like to see emphasis on the biology and wetland section included because of the Goleta Slough, also historic resources and archeology. Important to show the impact of the Airport on the region and the potential beneficial impacts on the region as well. In the area of Transportation and Circulation, will be looking for other circulation patterns and multi-model uses that may be potentially affected or enhanced by the Airport Master Plan. Two specific areas to address: 1) In the transit section, there is reference to the Circulation Element of the city, but only section 15.2 is referenced. There are 2-4 additional pages of policy and implementation strategies in the Circulation Element related to the Airport which need to be addressed, such as taxi service, shuttle service, and MTD bus service, rental facilities, etc. 2) Section B, table B.1. cites a lot of Local Coastal Plan (LCP) policies for the Airport that are in the City's Local Coastal Plan that are important and she would expect discussion of the project's compliance and consistency be addressed. The policies listed in table B.1. of the Draft Master Plan also give a good head start to potential mitigation measures that could be implemented as part of the plan and also be a mitigation measure in the EIR for the Master Plan. Would like to know if there is any effect on the Atascadero bike path.
4. Commissioner Campanella also expressed appreciation of the consultant and participants. Recognized future demand being based on national statistics and the

challenge in forecasting models when looking at the profitability of national airline carriers with national events and trying to also accommodate peak demand. The benefit to the community is convenience. Sees a lot in the report that will benefit the community. Appreciated seeing the involvement of groups interested in the environment, such as the Goleta Slough Management Committee, in an area that is very sensitive and working together on mitigative programs and would like to see the involvement documented. The traffic report needs to be updated to include getting in and out of Airport for a better experience for Airport users. Although offsite parking not getting much use right now, suggested keeping it available during construction of a potential multi-level parking garage. Looks forward to seeing comments that come in.

5. Commissioner Bartlett looks forward to the comparative analysis of putting the Airport Master Plan in place compared to the no-project alternative. Sees the Master Plan providing a reduction in inefficiencies of the current layout that will result in an environmental benefit by the reconsolidation. Concerned with the historic cultural resources part of the report and the loss of historic buildings and loss of old attributes. We went through major effort to save and relocate the old Airline Terminal. We should keep some of the Airport history even if it means moving the hangars to a separate location. There is history with the Airport, such as it being the location of historic road races and where James Dean's last race took place before he died, as well as the location of the first sanctioned drag race in the history of the United States. Perhaps a historic trail could be included in the new structures so that we do not lose historic and cultural attributes. Surprised to learn about the underground fuel tanks that had been abandoned and learning that they will be remediated, especially with proximity to native habitats. The relocation and consolidation of uses will reduce the traffic impacts compared to the same amount of growth without relocating current facilities. Looks forward to seeing how the analysis comes out.
6. Commissioner Lodge concurs with comments made by peers and recalled how the old terminal handled more passengers than is currently handled by the new terminal. Still, we need to plan ahead and sees that runway changes are moving in a good direction. Happy to see that some pavement will be removed that could help reduce possible pilot error.
7. Commissioner Schwartz recalled the inception of the Master Plan and the use of guiding principles as a part of the Master Plan (not necessarily seen in other municipalities) that have been a unique interplay and interface to all eight dimensions that must be considered in the Airport Master Plan. Appreciated how the Airport manages biological resources and sensitive habitats with safety and aviation uses. Supports the comments made by the Commission and asked that Staff include estuary management balanced with aviation resources be incorporated in the EIR.

Chair Schwartz called for a recess at 2:15 P.M. and reconvened the meeting at 2:23 P.M.

IV. DISCUSSION ITEM

ACTUAL TIME: 2:23 P.M.

RESOURCE RECOVERY PROJECT

The proposed Resource Recovery Project includes the construction and operation of a materials recovery facility and an anaerobic digester located at the Tajiguas Landfill. An alternative in the forthcoming Draft Environmental Impact Report contemplates siting the materials recovery facility component of the project on land located in the City of Santa Barbara. The Planning Commission will receive a report from the Environmental Services Manager on the proposed Resource Recovery Project.

Contacts: Matt Fore, Environmental Services Manager

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Phone: (805) 564-5470, ext. 5678

Matt Fore, Environmental Services Manager, gave the Staff presentation. Dan Gullett, Project Planner, was available to answer any of the Commission's questions.

Chair Schwartz opened the public comment period at 3:05 P.M. and with no one wishing to speak, closed the hearing.

Commissioner's Comments:

1. Commissioner Campanella requested a cost/ benefit analysis of the project including the how the vendor contract works, how the flow of funds work, and what the ongoing City savings related to the landfill would be compared to disposal costs and dump fees. Supports the benefit of an increase in 50-60% of recycling diversion. The Tajiguas Landfill has limited capacity. Released methane can be converted to electricity rather than being released into the atmosphere. The project would also result in efficiency of truck loads and consolidating areas for recycling. Looks forward to reviewing the environmental impact report and thinks this is well worth the effort.
2. Commissioner Jordan asked if this project is a result of the community not doing good enough in our recycling efforts. Anticipates that this project would cost the consumer more money and asked that the project be transparent in the costs and results. Recommended more advocacy to increase curbside recycling.
3. Commissioner Lodge was interested in the discrepancy between the City's measurement of our local curbside diversion rate of 40%, and the State's measurement of our curbside diversion rate of 73%, with the 50% recycling requirement. Recalled that our recycling effort resulted from efforts made by the Community Environmental Council and was a catalyst to State law. Looks forward to more successful recycling rates.
4. Commissioner Schwartz noted that if a site within the coastal zone is proposed as an alternative that it will rise to a higher level of scrutiny by the Planning Commission.

V. ADMINISTRATIVE AGENDA

ACTUAL TIME: 3:50 P.M.

E. Committee and Liaison Reports

1. Staff Hearing Officer Liaison Report

None was given.

2. Other Committee and Liaison Reports

a. Commissioner Lodge reported on the Park and Recreation Committee meeting of July 23, 2014.

b. Commissioner Campanella reported on the Sustainability Committee meeting of July 23, 2014.

c. Commissioner Pujo reported on the Harbor Commission meeting of July 17, 2014.

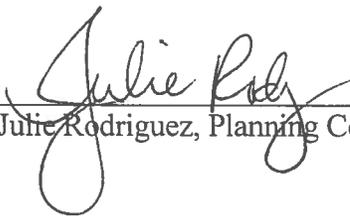
3. Report from the Chair

a. Chair Schwartz reported that the next Planning Commission meeting will be on August 7, 2014.

VI. ADJOURNMENT

Chair Schwartz adjourned the meeting at 4:00 P.M.

Submitted by,



Julie Rodriguez, Planning Commission Secretary

