



Chair Jay D. Higgins
Commissioner John Campanella
Commissioner Sheila Lodge
Commissioner Addison Thompson

Vice-Chair Lesley Wiscomb
Commissioner Mike Jordan
Commissioner Deborah L. Schwartz

**PLANNING COMMISSION
SPECIAL MEETING FINISHED AGENDA**

**CITY COUNCIL CHAMBERS
CITY HALL – 735 ANACAPA STREET
THURSDAY, MARCH 9, 2017
1:00 P.M.**

NOTICES:

- A. Regular meetings of the Planning Commission can be viewed live on City TV-18, or on your computer at www.SantaBarbaraCA.gov/CityTV. A rebroadcast schedule can be found at www.SantaBarbaraCA.gov/ProgramGuide. An archived video copy of this meeting will be viewable, on computers with high speed internet access, the next business day at www.SantaBarbaraCA.gov/PCVideos.
- B. The scope of a project may be modified under further review. 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 the Case Planer as listed in the project description. Our office hours are 8:30 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.
- C. 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.

I. ROLL CALL

**** Roll Call taken. All Commissioners were present.****

II. PRELIMINARY MATTERS:

- A. 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.]

**** No one wished to speak. ****

III. CONTINUED ITEM:

ACTUAL TIME: 4:00 P.M. Continued from March 2, 2017

NEW ZONING ORDINANCE

The Draft New Zoning Ordinance (NZO) proposes updates and new formatting for the Zoning Ordinance, which is Title 28 of the City's Municipal Code. The Zoning Ordinance establishes the zone classifications, permitted uses in each zone, development standards and regulations, and the development review process for the City. Development standards related to growth, such as residential density, and amount of nonresidential growth allowed remain unchanged. The majority of the proposed changes consist of reformatting and modernizing language, and clarifying existing regulations; however, a number of changes to zoning regulations are proposed. The legislative actions required include:

1. General Plan Map Amendment to re-designate Veronica Meadows Specific Plan Area A (APN 047-010-064) from Low Density Residential (Maximum 2 dwelling units/acre) to Open Space;
2. Amendment to the Certified Local Coastal Program Implementation Ordinances (SBMC §28.44.250.D); and
3. Amendment to Title 28 (Zoning Ordinance & Zoning Map), Title 29 (Airport Zoning Ordinance & Airport Zoning Map), Specific Plan 9-Veronica Meadows, Title 9 (Public Peace and Safety), Title 22 (Environmental Policy and Construction), Title 27 (Subdivisions), and related Titles of the Santa Barbara Municipal Code (SBMC §28.92.020). The Planning Commission will make a recommendation to City Council for changes to Tiles 27, 28 and 29.

The Environmental Analyst has determined that the proposed amendments are implementing actions of the 2011 General Plan and within the scope of the Certified Final Program Environmental Impact Report (EIR) for the General Plan. An Addendum to the Certified Final General Plan Program EIR provides documentation of environmental analysis of the proposed amendments under California Environmental Quality Act (CEQA).

Contact: Marck Aguilar, Project Planner
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**** Recommend that City Council adopt
1/250 food service parking ratio.**

Thompson/Schwartz Vote: 5/1 (Lodge)

Abstain: 0

Absent: 1 (Wiscomb)

Continue discussion on remaining items indefinitely

Thompson/Schwartz Vote: 6/0

Abstain: 0

Absent: 1 (Wiscomb) **

IV. ADJOURNMENT

**** Meeting adjourned at 8:53 P.M. ****