



City of Santa Barbara

PLANNING COMMISSION

FINISHED AGENDA

APRIL 13, 2017

1:00 P.M.
City Hall, Council Chambers
735 Anacapa Street
SantaBarbaraCA.gov

COMMISSION MEMBERS:

Jay D. Higgins, *Chair*
Lesley Wiscomb, *Vice Chair*
John P. Campanella
Mike Jordan
Sheila Lodge
Deborah L. Schwartz
Addison Thompson

STAFF:

N. Scott Vincent, Assistant City Attorney
Beatriz Gularte, Senior Planner - *Absent*
Julie Rodriguez, Planning Commission Secretary

NOTICES

A. THURSDAY, APRIL 13, 2017 SPECIAL LUNCH MEETING

12:00 NOON
De La Guerra Plaza
City Hall, Room 15, Upstairs

The Planning Commission met informally with City staff to discuss the following:

1. Car Share/Zip Car - *Update*
Contact: Peter Brown, Associate Transportation Planner
Email: PBrown@SantaBarbaraCA.gov

Phone: (805) 897-2669

**** Update given. ****

2. An update on status of long-range projects, new legislation, zoning enforcement items, status reports on previously approved projects, and future agenda items.

**** Update given. ****

PLEASE BE ADVISED

AGENDAS, MINUTES, & REPORTS: Documents relating to agenda items are available for review in the Community Development Department at 630 Garden Street, and agendas, minutes, and reports are also posted online at 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 at 630 Garden Street during normal business hours.

PLANS & ADDITIONAL INFORMATION: 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, contact the Case Planner as listed in the project description. Office hours are 8:30 a.m. to 4:30 p.m., Monday through Thursday, and every other Friday (see SantaBarbaraCA.gov/Calendar for closure dates).

TELEVISION COVERAGE: Planning Commission meetings are broadcast live on City TV-Channel 18 and online at SantaBarbaraCA.gov/CityTV. See SantaBarbaraCA.gov/CityTVProgramGuide for a rebroadcast schedule. An archived video of this meeting will be available at SantaBarbaraCA.gov/PCVideos.

APPEALS: Some items before the Planning Commission may be appealed to City Council. The appeal, accompanied by the appropriate filing fee per application, must be filed with the City Clerk's office within 10 calendar days of the Planning Commission decision.

I. ROLL CALL

**** Roll call taken.**

All Commissioners were present. **

II. PRELIMINARY MATTERS

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

**** No requests made. ****

B. Announcements and appeals.

**** Announcements made. ****

C. Comments from members of the public pertaining to items not on this agenda. Due to time constraints, each person is limited to two minutes.

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

III. CONTINUED ITEM

ACTUAL TIME: 1:06 P.M.

NEW ZONING ORDINANCE CONTINUED FROM MARCH 9, 2017

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 Titles 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
Email: MAguilar@SantaBarbaraCA.gov

Phone: (805) 564-5470, ext. 5399

**** Recommended that City Council adopt the New Zoning Ordinance (NZO)
as amended by the Planning Commission.**

Thompson/Lodge Vote: 7/0

Abstain: 0

Absent: 0

Resolution No. 007-17. **

IV. ADMINISTRATIVE AGENDA

A. Committee and Liaison Reports

1. Staff Hearing Officer Liaison Report

**** No report given. ****

2. Other Committee and Liaison Reports

**** Reports given. ****

V. ADJOURNMENT

**** Meeting adjourned at 6:05 p.m. ****