



City of Santa Barbara

PLANNING COMMISSION

AGENDA

MARCH 1, 2018

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

COMMISSION MEMBERS:

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

STAFF:

N. Scott Vincent, Assistant City Attorney
Beatriz Gularte, Senior Planner
Kathleen Goo, Commission Secretary

NOTICES

A. THURSDAY, MARCH 1, 2018 LUNCH MEETING

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

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

1. General Discussion of Development Plan Findings
Contact: Beatriz Gularte, Senior Planner
Email: BGularte@SantaBarbaraCA.gov Phone: (805) 564-5509
2. An update on status of long-range projects, new legislation, zoning enforcement items, status reports on previously approved projects, and future agenda items.

PLEASE BE ADVISED

PUBLIC HEARING PROCEDURE: This agenda is subject to change. Applicants and interested parties should plan to arrive at 1:00 p.m. For longer agendas, meeting attendees are encouraged to monitor the City TV broadcast to plan their arrival time.

The order of presentation after the Chair introduces an item is as follows: 1. Staff Presentation (15 minutes)*; 2. Applicant Presentation (15 minutes)*; 3. Public Hearing*; 4. Additional response by Applicant/Staff (5 minutes each)*; 5. Commission questions and comments; 6. Commission consideration of Findings and Conditions of Approval; and 7. Motion, discussion of motion, decision, and vote by the Commission. **Time may be extended or limited by the Chair.*

PUBLIC COMMENT: The public is invited to comment on any item on the agenda. After receiving recognition from the Chair, approach the podium and speak into the microphone. State your name and purpose for appearing. Due to time constraints, individual comments are typically limited to two minutes. Written comments are also welcome. Mail to PC Secretary, P.O. Box 1990, Santa Barbara, CA 93102-1990 or email to PCSecretary@SantaBarbaraCA.gov. Please submit 12 copies of any material over 2 pages at the Planning & Zoning counter, 630 Garden Street. Please note that the Planning Commission may not have time to consider written comments received after 4:30 p.m. on the Monday before the meeting.

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).

AMERICANS WITH DISABILITIES ACT: If you need auxiliary aids or services or staff assistance to attend or participate in this meeting, contact the City Administrator's Office at (805) 564-5305. If possible, notification at least 48 hours prior to the meeting will usually enable the City to make reasonable arrangements. Specialized services, such as sign language interpretation or documents in Braille, may require additional lead time to arrange.

TELEVISION COVERAGE: This meeting will be 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

II. PRELIMINARY MATTERS

- A. Requests for continuances, withdrawals, postponements, or addition of ex-agenda items.
- B. Announcements and appeals.
- C. Review, consideration, and action on the following draft Planning Commission minutes and resolutions:
 - 1. January 25, 2018 Minutes
 - 2. February 1, 2018 Minutes
 - 3. PC Resolution No. 003-18
1201 Del Oro Avenue
 - 4. February 8, 2018 Minutes
 - 5. PC Resolution No. 004-18
6210-6290 Hollister Avenue
- D. Comments from members of the public pertaining to items not on this agenda. Due to time constraints, each person is limited to two minutes.

III. NEW ITEM**ANNUAL ALLOCATION OF UNUSED OR EXPIRED NONRESIDENTIAL SMALL ADDITION SQUARE FOOTAGE**

The Planning Commission will decide whether to allocate 12,316 square feet of unused or expired nonresidential Small Addition Floor Area from calendar year 2017 to the Small Addition category or to the Community Benefit category for future development. Unused or expired Small Additions are reallocated by Planning Commission on an annual basis per the Growth Management Plan passed by Council Resolution on March 5, 2013.

Contact: Adam Nares, Geographic Information Systems Technician

Email: ANares@SantaBarbaraCA.gov

Phone: (805) 564-5470, ext. 4553

IV. RECOMMENDATION TO CITY COUNCIL FOR AMENDMENTS TO GENERAL PLAN MAP AND LOCAL COASTAL PROGRAM

The Planning Commission will consider for recommendation to the City Council:

1. A General Plan Map Amendment (MST2018-00070, Applicant: City of Santa Barbara) bifurcating the adopted General Plan Map at the Coastal Zone boundary, except in the Airport Area, to create a General Plan Land Use Map for the Inland and Airport Areas (no other changes proposed) and a General Plan Land Use Map for the Coastal Zone with minor land use designation name changes.
2. Local Coastal Program Amendment (MST2018-00070, Applicant: City of Santa Barbara) comprised of:
 - a. An update to the Coastal Land Use Plan (LUP) to modernize the 1981 Coastal LUP to 1) document criteria and interpretations already being used today for the review and approval of Coastal Development Permits, 2) clarify development standards for complicated topics such as development near coastal bluffs and creeks, and 3) address new and emerging issues for the City, such as sea level rise; and
 - b. A General Plan Land Use Map for the Coastal Zone.

Following Planning Commission recommendation, the General Plan Map Amendment and LCP Amendment will be forwarded to the City Council for adoption, and the LCP Amendment onto the California Coastal Commission for certification.

Contact: Debra Andaloro, Principal Planner

Email: DAndaloro@SantaBarbaraCA.gov

Phone: (805) 897-2569

V. ADMINISTRATIVE AGENDA

A. Committee and Liaison Reports.

1. Staff Hearing Officer Liaison Report
2. Other Committee and Liaison Reports

VI. ADJOURNMENT