



City of Santa Barbara

PLANNING COMMISSION

FINISHED 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.

Discussion held.

3. 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.

Announcement made.

C. Review, consideration, and action on the following draft Planning Commission minutes and resolutions (Item was considered after Item IV.):

1. January 25, 2018 Minutes

**Approved as amended.
Thompson/Campanella Vote: 6/1/0 (Schwartz)
Abstain: 1 (Schwartz)
Absent: 0**

2. February 1, 2018 Minutes

**Approved as amended.
Thompson/Jordan Vote: 6/1/0 (Wiscomb)
Abstain: 1 (Wiscomb)
Absent: 0**

**3. PC Resolution No. 003-18
1201 Del Oro Avenue**

**Approved as presented.
Thompson/Jordan Vote: 7/0
Abstain: 0
Absent: 0**

4. February 8, 2018 Minutes and Resolution 004-18, 6210-6290 Hollister Avenue

**Approved as presented.
Thompson/Jordan Vote: 7/0
Abstain: 0
Absent: 0**

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.

No one wished to speak.

III. NEW ITEM

ACTUAL TIME: 1:02 P.M.

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

Approved the allocation of 12,316 square feet of unused or expired nonresidential Small Addition Floor Area from calendar year 2017 to the Community Benefit category for future development.

**Lodge/Jordan Vote: 7/0
Abstain: 0
Absent: 0
Resolution No. 005-18.**

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

ACTUAL TIME: 1:10 P.M.

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

Discussion held. Planning Commission comments made.

Forward to City Council the Planning Commission’s comments and recommendations to City Council for adoption of the General Plan Map Amendment bifurcating the adopted General Plan Map at the Coastal Zone boundary, except in the Airport Area; a Local Coastal Program (LCP) Amendment comprised of an updated Coastal Land Use Plan (LUP); and the General Plan Land Use Map for the Coastal Zone, with changes.

Jordan/Lodge Vote: 6/1 (Higgins)

Abstain: 0

Absent: 0

Resolution No. 006-18.

V. ADMINISTRATIVE AGENDA

ACTUAL TIME: 6:05 P.M.

A. Committee and Liaison Reports.

1. Staff Hearing Officer Liaison Report

Report given.

2. Other Committee and Liaison Reports

Reports given.

VI. ADJOURNMENT

Meeting adjourned at 6:13 p.m.