



City of Santa Barbara California

NOTICE OF A PUBLIC HEARING OF THE PLANNING COMMISSION TO INTERESTED PARTIES

THURSDAY, JUNE 4, 2009
1:00 P.M.* (SEE NOTE BELOW)
CITY HALL – 735 ANACAPA STREET
CITY COUNCIL CHAMBERS

PROPOSED ZONING ORDINANCE AMENDMENT SECTION 28.87.300 DEVELOPMENT PLAN REVIEW AND APPROVAL

In November 1989, city voters approved an amendment to the City Charter (Measure E, Charter Section 1508) regulating non-residential growth in the City. The growth management limitations are implemented through the City's Zoning Ordinance 28.87.300. Charter Section 1508 will sunset on January 1, 2010, and the proposed amendment is to continue the same development review standards consistent with Charter Section 1508 in the Zoning Ordinance until 2015 while the City completes its current General Plan update known as *Plan Santa Barbara*. Once new growth limitations are established for the next 20 years, along with policies and standards to implement the growth management program, the codes will be updated.

The Council is considering this proposed Zoning Ordinance Amendment to continue to 2015 the existing standards for review of non-residential construction projects. All other provisions of the Zoning Ordinance will remain the same. The purpose of the Planning Commission hearing is for review of the ordinance amendment before forwarding to the Council its recommendation on adoption. It is estimated that Council would review the amendment in June of 2009. You will be sent a notice of future hearings on this item.

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15305.

You are invited to attend this hearing. Written comments are welcome and will be entered into the public record. Written information should be submitted prior to the meeting at the Planning Division Office, 630 Garden St; by mail attention Planning Commission Secretary, P.O. Box 1990, Santa Barbara, CA 93102-1990; or by email at PCSecretary@SantaBarbaraCa.gov, and received no later than 4:30 P.M. on the Monday before the Planning Commission hearing. Please submit 12 copies of any written materials over 2 pages. Written comments are accepted at and up to the time of the hearing; however, the Planning Commission may not have time to consider materials submitted after the Monday deadline.

The scope of this project may be modified under further review. If you have any questions, or wish to be placed on a mailing list for future agendas for this item, please contact Bettie Weiss, City Planner at (805) 564-5470 between the hours of 8:00 a.m. to 4:30 p.m., Monday through Thursday, and every other Friday, or by email at bweiss@santabarbaraCA.gov. Please check our website to verify office closure dates.

AMERICANS WITH DISABILITIES ACT: In compliance with the Americans with Disabilities Act, if you need special assistance to gain access to, comment at, or participate in this meeting, please contact the City Administrator's Office at (805) 564-5305. If possible, notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements in most cases.

* **NOTE:** The regular Planning Commission meeting begins at 1:00 p.m. Thursday afternoon. On Monday, June 1, 2009, an Agenda with all items to be heard on Thursday, June 4, 2009, will be available at 630 Garden Street. **AGENDAS, MINUTES and REPORTS:** Copies of all documents relating to agenda items are available for review at 630 Garden St.

and posted online at www.SantaBarbaraCa.gov/pc. Please note that online Staff Reports may not include some exhibits. **Agenda items are subject to change.** It is recommended that applicants and interested parties plan to arrive at 1:00 p.m. However, for longer agendas, all parties are encouraged to monitor Channel 18 and when the item prior to the application of interest begins come to the Commission hearing. Continuances will not be granted unless there are exceptional circumstances.

This regular meeting of the Planning Commission begins at 1:00 p.m. on Thursday and can be viewed live on City TV-18, or on your computer via <http://www.santabarbaraca.gov/Government/Video/> and then clicking City TV-18 Live Broadcast. City TV-18 will also rebroadcast this meeting in its entirety on Friday at 6:00 p.m. and again on Sunday at 9:00 a.m. An archived video copy of this meeting will be viewable, on computers with high speed internet access, the following Tuesday at www.santabarbaraca.gov/pc and then clicking Online Meetings.