



**Chair Sheila Lodge  
Commissioner Bruce Bartlett  
Commissioner Stella Larson -  
Commissioner Addison Thompson**

**Vice Chair Mike Jordan  
Commissioner John Campanella  
Commissioner Deborah L. Schwartz**

**PLANNING COMMISSION  
FINISHED AGENDA**

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**CITY COUNCIL CHAMBERS  
CITY HALL – 735 ANACAPA STREET  
THURSDAY, JULY 26, 2012  
1:00 P.M.**

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**NOTICES:**

- A. THURSDAY, JULY 26, 2012 **12:00 NOON**  
**LUNCH** DE LA GUERRA PLAZA  
City Hall, Room 15, Upstairs

The Planning Commission met informally with City Staff to discuss 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. \*\***

- B. Regular meetings of the Planning Commission can be viewed live on City TV-18, or on your computer via [www.SantaBarbaraCA.gov/Government/Video/](http://www.SantaBarbaraCA.gov/Government/Video/) and then clicking City TV-18 Live Broadcast. Meeting rebroadcast schedule can be found at <http://www.citytv18.com/schedule.htm> An archived video copy of this meeting will be viewable, on computers with high speed internet access, the following Tuesday at [www.santabarbaraca.gov](http://www.santabarbaraca.gov) and then clicking *Online Meetings*.
- C. 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.

- D. 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](http://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 present. \*\***

II. **PRELIMINARY MATTERS:**

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

**\*\* No Requests were made. \*\***

- B. Announcements and appeals.

**\*\* Announcements were 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 (2) minutes.]

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

III. **DISCUSSION ITEMS:**

**ACTUAL TIME: 1:03 P.M.**

A. **COASTAL HOUSING COALITION HOUSING CONFERENCE SUMMARY**

Mickey Flacks, Coastal Housing Coalition, will provide the Planning Commission with a summary of the Coastal Housing Coalition Housing Conference that took place on June 1, 2012.

Case Planner: John Ledbetter, Principal Planner

Email: [JLedbetter@SantaBarbaraCA.gov](mailto:JLedbetter@SantaBarbaraCA.gov)

Phone: 805-564-5470, ext. 2569

**\*\* Discussion held. \*\***

**ACTUAL TIME: 1:58 P.M.**

**B. HEARING TO DISCUSS ORDINANCE AMENDMENTS RELATED TO THE AVERAGE UNIT-SIZE DENSITY INCENTIVE PROGRAM**

On April 10, 2011, the City Council initiated amendments to Title 28 of the Municipal Code to implement the Average Unit-Size Density Incentive Program. The Average Unit-Size Density Incentive Program allows increased residential densities and reduced parking requirements in most multi-family and commercial zones. The Average Unit-Size Density Incentive Program is intended to replace the existing Variable Density Program, and will require amendments to Title 28 of the Municipal Code. The purpose of the meeting is to discuss with the Planning Commission key components related to the implementation of the Average Unit-Size Density Incentive Program as directed by policies in both the Land Use and Housing Elements of the General Plan and Council Resolution No. 09-058. Staff requests Planning Commission review and discussion of the key components in order to proceed with the preparation of ordinance amendment language.

Case Planner: John Ledbetter, Principal Planner

Email: JLedbetter@SantaBarbaraCA.gov

Phone: 805-564-5470, ext. 2569

**\*\* Discussion held and direction given. \*\***

**IV. RECOMMENDATION TO CITY COUNCIL:**

**ACTUAL TIME: 4:00 P.M.**

**PROPOSED HISTORIC RESOURCES ELEMENT**

The purpose of this hearing is for the Planning Commission to provide a recommendation regarding the proposed Historic Resources Element (HRE) to the City Council. The draft document is available on-line at:

[http://www.santabarbaraca.gov/Resident/Major Planning Efforts/Historic Resources Element/](http://www.santabarbaraca.gov/Resident/Major_Planning_Efforts/Historic_Resources_Element/)

A Council authorized HRE Task Force has drafted a new HRE with an introduction, goals, policies and implementation actions for consideration, as well as an appendix. Staff has supported the HRE Task Force drafting process and has reviewed the current draft document, as well as provided a map of historic districts in the document. All of the topics covered by the existing Historic Resources Framework and existing Cultural Resources Section of the existing Conservation Element are covered in the proposed HRE. Additional more detailed goals, policies and implementation items are included in the proposed HRE. The new HRE is to supersede the Cultural and Historic Resources section of the existing General Plan Conservation Element. The existing HRE Framework was adopted by Council in December 2011, and was reviewed by the

Planning Commission starting on April 28<sup>th</sup>, 2010 and in all subsequent Planning Commission reviews of the General Plan documents.

The City of Santa Barbara invites public comment on the Proposed Historic Resources Element to the email address below or to the Planning Division office at P.O. Box 1990 (630 Garden Street), Santa Barbara, CA 93102. The Plan will be subsequently forwarded to City Council for adoption.

Case Planner: Heather Baker, Project Planner  
Email: HBaker@SantaBarbaraCA.gov

Phone: 805-564-5470, ext. 4599

**\*\*Recommended adoption of proposed HRE to City Council.**

**Larson/Thompson Vote: 4/3 (Bartlett, Jordan, Schwartz)**

**Abstain: 0**

**Absent: 0**

**Resolution No. 011-12\*\***

**V. ADMINISTRATIVE AGENDA:**

**ACTUAL TIME: 5:46 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 5:50 P.M. \*\***