



City of Santa Barbara Planning Division

PLANNING COMMISSION MINUTES

February 13, 2014

CALL TO ORDER:

Chair Schwartz called the meeting to order at 1:00 P.M.

I. ROLL CALL

Chair Deborah L. Schwartz, Vice Chair Addison Thompson, Commissioners Bruce Bartlett, John P. Campanella, Sheila Lodge, and June Pujo.

Absent: Commissioner Mike Jordan

II. STAFF PRESENT:

Bettie Weiss, City Planner/Acting Community Development Director

Renee Brooke, Senior Planner

N. Scott Vincent, Assistant City Attorney

Barbara Shelton, Project Planner/Environmental Analyst

Julie Rodriguez, Planning Commission Secretary

III. PRELIMINARY MATTERS:

A. Action on the review of the following Draft Minutes and Resolutions:

1. Draft Minutes of January 16, 2014
2. Resolution 001-14
Recommendation to City Council on Urban Forest Management Plan

MOTION: Pujo/Thompson

Approve the minutes and resolution as corrected.

This motion carried by the following vote:

Ayes: 6 Noes: 0 Abstain: 0. Absent: 1 (Jordan)

3. Draft Minutes of January 23, 2014
4. Resolution 002-14
1732 Gillespie Street
5. Resolution 003-14
150 S. La Cumbre Road

6. Resolution 004-14
Recommendation to City Council on Municipal Code Amendments
Regarding Fences, Screens, Walls and Hedges

MOTION: Lodge/Campanella

Approve the minutes and resolutions as corrected.

This motion carried by the following vote:

Ayes: 6 Noes: 0 Abstain: As noted. Absent: 1 (Jordan)

Commissioner Pujo abstained from Item III, 1732 Gillespie Street, in the Minutes of January 23, 2014 and Resolution 002-14.

- B. Requests for continuances, withdrawals, postponements, or addition of ex-agenda items.
None.

- C. Announcements and appeals.

Ms. Brooke made the following announcements:

1. The regular Planning Commission meeting of February 20, 2014 will be cancelled.
2. The regular Planning Commission meeting of March 6, 2014 will be cancelled so that the Commission can attend the special Joint City Council and Planning Commission meeting on March 6, 2014.

- D. Comments from members of the public pertaining to items not on this agenda.

Chair Schwartz opened the public hearing at 1:07 P.M.

Chris Bell spoke to the Commission regarding development near at 457 Hope Avenue and requested that triggers for design review be re-examined.

The Commission unanimously expressed interest in having this item discussed at a future lunch item, and suggested March 20, 2014, if possible.

With no one else wishing to speak, the hearing was closed.

IV. RECOMMENDATION TO CITY COUNCIL:

ACTUAL TIME: 1:22 P.M.

**AIR QUALITY DESIGN STANDARDS FOR DEVELOPMENT NEAR
HIGHWAY 101 (Continued from January 16, 2014)**

The Planning Commission held a continued public hearing on a draft ordinance to establish air quality design standards for new development of sensitive uses within 250 feet of Highway 101, to implement adopted General Plan Policy ER7. The intent of the

ordinance is to reduce health risks from highway vehicle exhaust for any future development of residences, nursing or retirement homes, schools, or family day care close to the freeway. Project design criteria involve site layouts, vegetative screening, and interior air filtration. The Planning Commission will consider recommendations to City Council regarding ordinance adoption. Public comment was welcomed.

Case Planner: Barbara Shelton, Project Planner
Email: BShelton@SantaBarbaraCA.gov

Phone: (805) 564-5470, ext. 4467.

Barbara Shelton, Project Planner, gave the Staff presentation.

Chair Schwartz opened the public hearing at 1:40 P.M., and with no one wishing to speak, the public hearing was closed.

A letter objecting to the ordinance was submitted at the hearing from property owner Azam Mirtorabi.

MOTION: Pujó/Campanella

Assigned Resolution No. 005-14

Recommended that City Council take the following actions:

- A. Adopt the Ordinance establishing Air Quality Design Standards for Development near Highway 101, as provided in Exhibit A of the Staff Report dated February 6, 2014, with the following revisions:
 1. In Section 22.65.020, Definitions, remove the words “such” and “typically” from Subsection B. Extensive Occupancy or Exposure; and remove the word “typically” from Subsection F. Sensitive Land Uses.
 2. In Section 22.65.030.B - Exemptions, add an exemption as Number 4 to read “Projects where the property owner submits a site plan that demonstrates that no new Main Building or required outdoor living area that is to be occupied by a Sensitive Land Use will be located within 250 feet of Highway 101, as measured from the outer edge of the nearest highway travel lane;” and renumber the general exemption involving a site-specific risk assessment as Number 5 in the list.
- B. As part of the City General Plan Adaptive Management Program, provide funding to conduct an air quality study of the Highway 101 corridor within 2-3 years and update the study as needed thereafter and, based on the study results or other available air quality information, consider whether to repeal or amend General Plan Policy ER7 and the implementing Ordinance.

This motion carried by the following vote:

Ayes: 6 Noes: 0 Abstain: 0 Absent: (1 Jordan)

Chair Schwartz announced the ten calendar day appeal period.

V. **ADMINISTRATIVE AGENDA**

ACTUAL TIME: 2:42 P.M.

E. Committee and Liaison Reports.

1. Staff Hearing Officer Liaison Report

Commissioner Lodge reported on the Staff Hearing Officer meeting held on January 22, 2014.

2. Other Committee and Liaison Reports

a. Commissioner Lodge reported on the Historic Landmarks Committee meeting of February 12, 2014.

b. Commissioner Lodge acknowledged the passing of long-time civic participant Paula Westbury with public tributes.

c. Commissioner Campanella reported on the Downtown Parking Committee meeting that he and Commissioner Schwartz attended earlier on February 13, 2014.

d. Commissioner Campanella reported on the Architectural Board of Review meetings of January 21, 2014 and February 10, 2014.

e. Commissioner Bartlett reported on the Architectural Board of Review meeting of February 3, 2014.

f. Commissioner Schwartz reported on the Transportation and Circulation Committee meeting of January 23, 2014.

g. Commissioner Schwartz reported on attending the Storm Filtration Project ribbon cutting at Oak Park on January 29, 2014 with Commissioner Campanella.

h. Commissioner Schwartz reported on the Water Commission meeting of February 10, 2014.

i. Commissioner Schwartz reported on the Historical Museum's "State of the Museum" address on February 12, 2014.

3. Report from the Chair.

Chair Schwartz reported that the Planning Commission will next meet on March 6, 2014 for a special Joint City Council and Planning Commission meeting at 630 Garden Street.

VI. ADJOURNMENT

Chair Schwartz adjourned the meeting at 2:59 P.M.

Submitted by,



Julie Rodriguez, Planning Commission Secretary

