



City of Santa Barbara California

CITY OF SANTA BARBARA PLANNING COMMISSION

RESOLUTION NO. 028-14

RECOMMENDATION TO CITY COUNCIL ON A PROPOSED AMENDMENT TO THE HRC ZONE RELATED TO RESIDENTIAL USE IN THE HRC-2 ZONE NOVEMBER 6, 2014

PROPOSED AMENDMENT TO THE SANTA BARBARA MUNICIPAL CODE RELATED TO RESIDENTIAL USES IN THE HRC-2 (HOTEL AND RELATED COMMERCIAL – 2) ZONE

Santa Barbara Municipal Code (SBMC) §28.22.030.B regulates the land uses permitted in the HRC-2 (Hotel and Related Commerce - 2) Zone. Specifically, it limits residential use to one specific area of the HRC-2 Zone, near Los Patos Way.

In September of 1983, the City Council adopted Resolution No. 83-155 approving the Cabrillo Plaza Specific Plan (SP-2). SP-2 allows multi-family residential uses in Area A of SP-2; Area A of SP-2 is also zoned HRC-2.

Therefore, as currently written, there is a discrepancy between the uses allowed in the HRC-2 Zone and SP-2 related to residential uses. Prior to 2004, the treatment of residential uses was consistent between the HRC-2 Zone and SP-2. This current discrepancy is the result of changes to the HRC-2 Zone that were made as part of the adoption of the OC (Ocean-Oriented Commercial) Zone in 2004. This discrepancy only affects those parcels in Area A of SP-2; specifically APNs 017-630-008; -009; -018; -021; -024; and -027.

Staff believes that the allowance for residential uses in Area A of SP-2 was inadvertently eliminated as part of the adoption of the OC Zone. Therefore, staff is proposing to amend the HRC-2 Zone to reinstate residential as an allowed use in the HRC-2 Zone for those parcels within Area A of SP-2.

The purpose of this meeting was to present the proposed Municipal Code amendment, hold a public hearing, and request that the Planning Commission make a recommendation to City Council for its adoption.

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

WHEREAS, the Planning Commission has held the required public hearing on the above application, and the Applicant was present.

WHEREAS, no one appeared to speak in favor of the recommendation, and no one appeared to speak in opposition thereto, and the following exhibits were presented for the record:

1. Staff Report with Attachments, October 30, 2014.
2. Updated text of proposed Ordinance Amendment, dated November 6, 2014
3. Correspondence received in support of the recommendation:

NOW, THEREFORE BE IT RESOLVED that the City Planning Commission recommend to City Council the adoption of the proposed amendment to Section 28.22.030 of the Municipal Code to correct the inadvertent deletion of residential as an allowed use in the HRC-2 Zone within Area A of the Cabrillo Plaza Specific Plan.

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This motion was passed and adopted on the 6th day of November, 2014 by the Planning Commission of the City of Santa Barbara, by the following vote:

AYES: 6 NOES: 0 ABSTAIN: 0 ABSENT: 1 (Bartlett)

I hereby certify that this Resolution correctly reflects the action taken by the city of Santa Barbara Planning Commission at its meeting of the above date.



Julie Rodriguez, Planning Commission Secretary

November 20, 2014
Date