



CITY OF SANTA BARBARA

COUNCIL AGENDA REPORT

AGENDA DATE: January 13, 2009

TO: Mayor and Councilmembers

FROM: Planning Division, Community Development Department

SUBJECT: 600-800 Block Of Milpas General Plan Amendment

RECOMMENDATION:

That Council adopt, by reading of title only, A Resolution of the Council of the City of Santa Barbara Amending the General Plan Designation for Certain Parcels Located in the Milpas Neighborhood.

DISCUSSION:

Project Description

On June 12, 2008, the Planning Commission initiated a General Plan Amendment to change the land use from Residential (12 units/acre) to General Commerce for 25 lots abutting the westerly side of three blocks of Milpas Street between Cota and Canon Perdido Streets (Attachment 1). Subsequent to the initiation, on October 16, 2008 the Planning Commission recommended that Council adopt the General Plan Amendment (Attachment 3). Specifically, the lots that would be part of the General Plan Amendment are mostly contiguous to Milpas Street and all are within the C-2 (General Commercial) Zone District. The proposed General Commerce designation would coincide with the western boundary of the C-2 Zone District. Please refer to Section IV of the attached staff report for a description of each lot (Attachment 4).

Basis for the General Plan Amendment

The zone district within the project area is C-2, but the General Plan designation is Residential (12 units/acre), which is not consistent with the typical practice of the zone district following the General Plan designation. If a project includes a tentative map, it can only be approved if the project is found consistent with the General Plan. Currently, a commercial or mixed use condominium development would not be consistent with a General Plan designation of Residential. No other discretionary permits include this finding of consistency. Thus a development plan for one commercial building or a commercial building with apartments could be approved and have been over the years. However, two projects were recently submitted to the City that included mixed use condominium development. These projects could not proceed forward due to being inconsistent with the Tentative Map finding.

Staff's analysis of the project area determined that 18 out of 25 parcels are commercial uses that were established many years ago. All 18 commercially developed parcels are located on Milpas Street and the remaining seven residentially developed lots are behind these commercial uses and accessed from streets that intersect Milpas Street. During the last General Plan update in the 1970's, staff recognized immediately after adoption of the update the inconsistency of the zoning with the General Plan. Staff proposed a General Plan amendment from Residential to a General Commerce designation, but due the proposal being included as part of a larger citywide amendment package, which became controversial, the amendment never was adopted by the Council. The change in the general plan designation would not impact the existing residential development, nor would the amendment preclude future residential development of the subject lots.

Procedures

Under the City's Charter Section 1507, amendments to the City's General Plan require a minimum of five affirmative votes of the City Council. Changing the designation of the 25 lots from Residential to General Commerce would have little material effect on the development potential of the site and will not result in any increased use of resources.

CONCLUSION:

City Staff is supportive of the proposed amendment as described in the attached draft Resolution. No development is proposed with this amendment. Any future development under the proposed General Plan designation would be considered by the appropriate decision body for compatibility with the neighborhood, and consistency with both the General Plan and the Municipal Code. Therefore, staff recommends that the City Council adopt the amendment.

- ATTACHMENTS:**
1. June 12, 2008, Planning Commission Minutes
 2. Planning Commission Resolution 023-08, dated June 12, 2008
 3. October 16, 2008, Draft Planning Commission Minutes
 4. Planning Commission Staff Report, Hearing of October 16, 2008 (with Exhibit A)
 5. Planning Commission Resolution No. 037-08, dated October 16, 2008

PREPARED BY: Peter Lawson, Associate Planner

SUBMITTED BY: Paul Casey, Community Development Director

APPROVED BY: City Administrator's Office

III. NEW ITEM:

ACTUAL TIME: 4:14 P.M.

WESTERN SIDE OF 600-800 BLOCK OF MILPAS STREET, C-2 ZONE DISTRICT, GENERAL PLAN DESIGNATION: RESIDENTIAL (MST2008-00228)

City staff is proposing to initiate a General Plan Amendment which involves the lots between Cota and Canon Perdido Streets, located on the west side of Milpas Street, which are currently zoned Commercial (C-2) and are designated Residential under the General Plan. The proposed General Plan Amendment would change the General Plan designation from Residential to General Commerce. The proposed designation would only apply to those lots that are currently zoned C-2 and no change is proposed to this zoning. The Planning Commission will consider initiation of this General Plan Amendment.

Case Planner: Peter Lawson, Associate Planner
Email: plawson@santabarbaraca.gov

RECUSALS: To avoid any actual or perceived conflict of interest, Commissioner Bartlett recused himself due to currently designing a project within the boundaries of the project area.

Ms. Hubbell requested that the Planning Commission waive the Staff Report.

MOTION: Thompson/Jacobs

To waive the Staff Report.

This motion carried by the following vote:

Ayes: 4 Noes: 0 Abstain: 0 Absent: 3 (Bartlett/Larson/Myers)

Chair Jostes opened the public hearing at 4:18 P.M. and, with no one else wishing to speak, the public hearing was closed.

The Commission made the following comments:

1. The map adjustment will clear the way for more mixed-use projects and potentially for condominiums with both commercial and residential use. It is a good first step to allow projects to move forward.
2. Ortega Park is in desperate need of maintenance. As projects move forward to develop the area, hopes the park will be given consideration for improvement.
3. Since Plan Santa Barbara is in process to update the City's General Plan, suggested that not much time be spent in trying to get it just right.

The Commission had the following question:

1. Is there any circumstance under which a subdivision map or a lot line adjustment could be approved when inconsistent with the map designation?

Ms. Hubbell responded that lot line adjustments for fewer than four lots do not have to be consistent with the General Plan. A tentative map does have to be consistent. A mixed-use project would not be able to move forward with the current General Plan designation.

MOTION: White/Thompson

Assigned Resolution No. 023-08

To initiate the requested General Plan Map amendment.

This motion carried by the following vote:

Ayes: 4 Noes: 0 Abstain: 0 Absent: 3 (Bartlett/Larson/Myers)

IV. ENVIRONMENTAL HEARING:

ACTUAL TIME: 4:29 P.M.

APPLICATION OF BRENT DANIELS, L&P AGENT FOR KELLOGG ASSOCIATES, 3714-3744 STATE STREET AND 3715 SAN REMO DRIVE, APN 053-300-023, -031, -032 AND 053-222-010, C-P/S-D-2, C-P/R-3/R-4/S-D-3, R-4/S-D-2 AND R-2/S-D-2 ZONES, GENERAL PLAN DESIGNATIONS: GENERAL COMMERCE, OFFICE, RESIDENTIAL AND BUFFER (MST2007-00591)

The applicant proposes to demolish the existing 113 room Sandman Inn Hotel and all site improvements, and construct a new 106 room hotel and 73 residential condominium units. The project proposes a total of 291 parking spaces (111 parking spaces for the hotel component, 163 parking spaces for the residential component and 17 common/shared spaces). The hotel and residential development would be on separate parcels. The hotel building would be 62,298 square feet, including 19,834 square feet of non-room area (i.e. meeting rooms, corridors, lobby, laundry area, etc.), above a 46,701 square foot underground parking garage. The residential development would have a maximum height of 31 feet above an underground parking garage. Of the 73 residential condominium units proposed (22 one-bedroom units, 14 two-bedroom units, and 37 three bedroom units) 11 (2 one-bedroom units, 4 two-bedroom units and 5 three-bedroom units) would be provided at sales prices targeted to middle-income households earning from 120-160% of area median income, pursuant to the City of Santa Barbara's Affordable Housing requirements.

Ingress to and egress from the proposed hotel and residential development would be provided via separate driveways located off of State Street. Access to the Town and Country Apartments, located immediately behind the subject parcels, is currently provided through the hotel site, and would be permanently closed as part of the project. Access to the Town and Country Apartments would be provided via a new driveway connection off of San Remo Drive.



City of Santa Barbara California

ATTACHMENT 2

CITY OF SANTA BARBARA PLANNING COMMISSION

RESOLUTION NO. 023-08 600-800 BLOCK OF MILPAS STREET GENERAL PLAN AMENDMENT INITIATION JUNE 12, 2008

WESTERN SIDE OF 600-800 BLOCK OF MILPAS STREET, C-2 ZONE DISTRICT, GENERAL PLAN DESIGNATION: RESIDENTIAL (MST2008-00228)

City staff is proposing to initiate a General Plan Amendment which involves the lots between Cota and Canon Perdido Streets, located on the west side of Milpas Street, which are currently zoned Commercial (C-2) and are designated Residential under the General Plan. The proposed General Plan Amendment would change the General Plan designation from Residential to General Commerce. The proposed designation would only apply to those lots that are currently zoned C-2 and no change is proposed to this zoning. The Planning Commission will consider an initiation of this General Plan Amendment.

WHEREAS, the Planning Commission has held the required public hearing and waived the staff presentation on the above application.

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

1. Staff Report with Attachments, June 4, 2008
2. Site Plans

NOW, THEREFORE BE IT RESOLVED that the City Planning Commission:

- I. Initiated the General Plan Amendment (GPA):

This motion was passed and adopted on the 12th day of June, 2008, by the Planning Commission of the City of Santa Barbara, by the following vote:

AYES: 4 NOES: 0 ABSTAIN: 0 ABSENT: 3 (Bartlett/Larson/Myers)

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.

Gabriela Feliciano, Commission Secretary

Date

THE PLANNING COMMISSION APPROVED AN INITIATION OF A GENERAL PLAN AMENDMENT, **WHICH IS NOT AN APPEALABLE ACTION.**

Case Planner: Suzanne Johnston, Assistant Planner
Email: SJohnston@SantaBarbaraCA.gov

III. NEW ITEMS:

ACTUAL TIME: 1:14 P.M.

RECUSALS: To avoid any actual or perceived conflict of interest, Commissioner Bartlett recused himself due to working on a neighboring project.

A. **WESTERN SIDE OF 600-800 BLOCK OF MILPAS STREET, C-2 ZONE DISTRICT, GENERAL PLAN DESIGNATION: RESIDENTIAL (MST2008-00228)**

City staff is proposing a General Plan Amendment which involves lots between Cota and Canon Perdido Streets, located on the west side of Milpas Street, which are currently zoned Commercial (C-2) and are designated Residential under the General Plan. The proposed General Plan Amendment would change the General Plan designation from Residential to General Commerce. The proposed designation would only apply to those lots that are currently zoned C-2 and no change is proposed to this zoning. The Planning Commission initiated the General Plan Amendment on June 12, 2008 and will now consider recommending to City Council adoption of the proposed General Plan Amendment.

The discretionary applications required for this project are:

1. A General Plan Map Amendment to change the General Plan Land Use Element and Map for the designated area from Residential, 12 units/acre, to General Commerce (SBMC §28.07).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Section 15305, Minor Alterations in Land Use Limitations, which consists of minor alterations in land use limitations in areas with an average slope of less than 20%, which do not result in any changes in land use or density.

Case Planner: Peter Lawson, Associate Planner
Email: PLawson@SantaBarbaraCA.gov

Peter Lawson, Associate Planner, gave the Staff presentation.

Staff clarified for the Planning Commission the action being taken today as the recommendation to City Council of adoption of the General Plan Map Amendment, whereas the earlier Planning Commission action in June was solely an initiation of the amendment.

MOTION: Jostes/Thompson

Assigned Resolution No. 037-08

Recommended the adoption of the General Plan Map amendment to City Council.

This motion carried by the following vote:

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

Chair Myers announced the ten calendar day appeal period.

ACTUAL TIME: 1:22 P.M.

B. **APPLICATION OF TRISH ALLEN AGENT FOR JOHNMAN HOLDING LLC, 15 S. HOPE AVENUE, 051-040-058 COMMERCIAL (C-2/SD-2) ZONE, GENERAL PLAN DESIGNATION: GENERAL COMMERCE (MST2006-00682)**

The project consists of the demolition of an existing 8,368 square foot single story commercial building and construction of a new three story mixed use building with underground parking. The proposed 28,005 square foot building would be comprised of sixteen residential condominiums and one 1,150 square foot commercial condominium. The height of the building would be approximately 40 feet. Two of the units would be designated as moderate income affordable housing as required by the Inclusionary Housing Ordinance. While not required, an additional unit would be provided and designated as upper middle income.

The project includes a request for two Modifications. The first Modification is to reduce the required 20 foot front setback, in order to allow a portion of the first and second floor, a fountain, a planter and parking spaces. A lot area Modification is also being requested to allow two moderate income affordable units on the lot under the Bonus Density provision.

Access to the site would be provided by a driveway from Hope Avenue to a surface parking lot for the commercial use and also to an underground garage. A secondary driveway that connects to State Street would become an emergency access lane and a pedestrian path for the residents of the development. A total of 40 parking spaces would be provided, which includes five spaces in a surface parking lot. Additionally, six bicycle parking spaces will be provided. A four-foot wide public dedication along the front property line would be provided for additional sidewalk area.

The project includes a 35 foot setback from the top-of-bank of Arroyo Burro Creek, which would also be part of the required 15% common open space. The project includes restoration of Arroyo Burro Creek, which will be consistent with the restoration plan being developed on the adjacent lot on the east side of the bank. A 28" Eucalyptus tree would be removed and the 30" Oak tree adjacent to Arroyo Burro Creek would remain.



City of Santa Barbara California

PLANNING COMMISSION STAFF REPORT

REPORT DATE: September 30, 2008
AGENDA DATE: October 16, 2008
PROJECT ADDRESS: 600-800 Blocks of Milpas Street (MST2008- 00228)

TO: Planning Commission
FROM: Planning Division, (805) 564-5470
Danny Kato, Senior Planner
Peter Lawson, Associate Planner

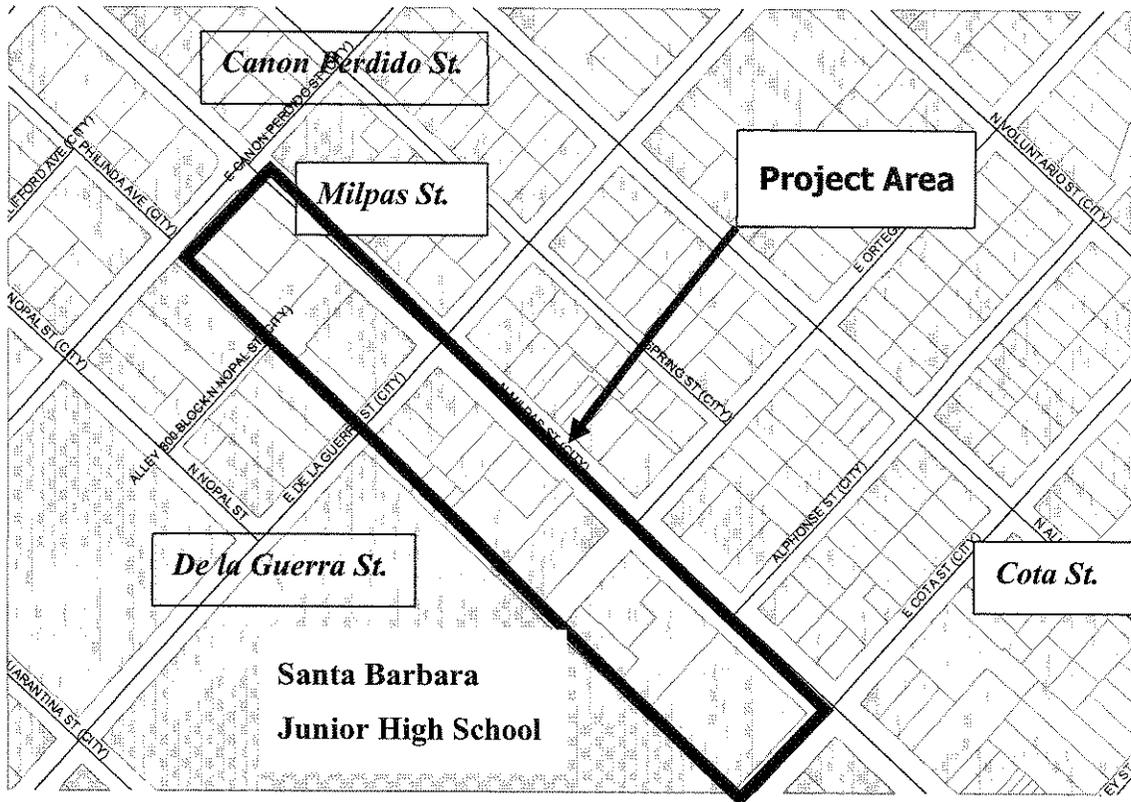
I. PROJECT DESCRIPTION

City Staff is proposing a General Plan Amendment to change the land use from Residential (12 units/acre) to General Commerce for 25 lots abutting the westerly side of three blocks of Milpas Street between Cota and Canon Perdido Streets. Specifically, the lots that would be part of the General Plan Amendment are mostly contiguous to Milpas Street and all are within the C-2 Zone District. Section IV of this staff report describes each lot.

II. RECOMMENDATION

Staff recommends that the Planning Commission recommend to the City Council to approve the requested General Plan Map amendment for purposes of environmental review.

Vicinity Map



III. BACKGROUND INFORMATION

At the June 12, 2008 hearing, the Planning Commission initiated the General Plan Amendment for the 600-800 block of Milpas Street. The proposed project is being considered as a result of reviewing development applications for commercial and mixed use condominiums within the project area. The zone district within the project area is C-2 and the General Plan designation is Residential (12units/acre). One of the findings for a tentative map requires that a project shall be found consistent with the General Plan. A commercial or mixed use condominium would not be consistent with a General Plan designation of Residential, due to residential designation not allowing commercial use. However, the entire project area is zoned C-2 and 18 out of 25 parcels within the project area are commercial uses that were established many years ago. All 18 commercially developed parcels are located on Milpas Street and the remaining seven residentially developed lots are behind these commercial uses and accessed from streets that intersect Milpas Street.

The present commercial land use is fairly similar to the historical land use from the 1960's. However, the General Plan maps have always designated the area as residential. The 1964 General Plan map included a residential designation of 30 units/acre. In 1974 the General Plan was amended and in this area the only change that occurred was revising the residential designation from 30 units to 12 units per acre. In 1975, the City completed the residential

downzoning necessary to be consistent with the General Plan Amendment completed in 1974. The Planning Commission also initiated the commercial downzoning. Subsequent to the initiation of the commercial downzoning, staff looked more closely at this area of Milpas Street and determined that the General Plan designation of residential was not appropriate for this area given the existing land uses and the General Commerce designation would be more appropriate.

In 1976, staff proposed a Citywide General Plan Amendment (GPA) and rezoning based on the initiation, including changing the Milpas Street area General Plan designation from Residential, 12 units per acre, to General Commerce, which would have updated and completed the changes from 1974. Even in 1976, 16 of the 18 parcels fronting Milpas Street in the project area were already developed with commercial uses. The proposed GPA/Rezone was reviewed by the Planning Commission on July 29, 1976, but no action was taken at the hearing. Some of the proposals in other parts of the City generated some concern with the property owners that would be affected by the proposed changes (i.e. downzoning the commercial area at the intersection of Salinas Street and Old Coast Highway from commercial to residential) and they were also concerned that they were not properly noticed. Rather than take an action on the part of the proposed GPA that did not create concern, the Commission continued the item indefinitely and requested that new notices be sent to all property owners that would be part of the GPA. After that hearing, there were no further action on the GPA/Rezone.

If the land use change is recommended for approval to the City Council, the discretionary application required for this project is the following:

A General Plan Map Amendment to change the General Plan Land Use Element and Map for the designated area from Residential, 12 units/acre, to General Commerce (SBMC §28.07).

IV. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

The commercial development within the project area along the three blocks on the westerly side of Milpas Street include retail commercial ranging from building supplies to auto sales to a fast food restaurant. To the west of the Milpas Street parcels, the land use transitions into residential use to the north-west and a public junior high school to the south-west. The topography of the area slopes approximately 2-5% to the south. The following chart describes the land use of each lot within the project area, beginning at Cota Street, ending at Canon Perdido Street to the north:

North of Cota Street				
Street Address/APN	Lot Area	General Plan	Zoning:	Existing Use
031-181-011 605 N Milpas St.	47,916 s.f.	Residential	C-2	Commercial – Grocery
031-181-012	23,086 s.f.	Residential	C-2	Commercial – Multiple retail

621 N Milpas St.				
031-181-009 826 E Ortega St.	14,810 s.f.	Residential	C-2	Commercial -
031-181-001 820 E. Ortega St.	10,454 s.f.	Residential	C-2	Commercial
North of Ortega Street				
Parcel Number	Lot Area	General Plan	Zoning:	Existing Use
031-121-014 701 N. Milpas St.	19,166 s.f.	Residential	C-2	Commercial
031-121-022 711 N. Milpas St.	1,742 s.f.	Residential	C-2	Commercial - Access alley
031-121-021 711 N. Milpas St.	19,166 s.f.	Residential	C-2	Commercial
031-121-019 713 N Milpas St.	6,534 s.f.	Residential	C-2	Commercial
031-121-011 No Address	3,484 s.f.	Residential	C-2	Commercial - Access alley
031-121-017 717 N. Milpas St.	4,791 s.f.	Residential	C-2	Commercial
031-121-016 No Address	6,969 s.f.	Residential	C-2	Commercial
031-121-023 725 N Milpas St.	6,969 s.f.	Residential	C-2	Commercial
031-121-024 725 ½ N Milpas St.	4,356 s.f.	Residential	C-2	Commercial
031-121-018 735 N Milpas St.	9,147 s.f.	Residential	C-2	Commercial – Auto Sales
031-121-002 826 E De la Guerra	4,791 s.f.	Residential	C-2	Residential
031-121-001 820 E De la Guerra	8,712 s.f.	Residential	C-2	Residential

North of De la Guerra Street				
Parcel Number	Lot Area	General Plan	Zoning:	Existing Use
031-042-028 803 N Milpas St.	22,215 s.f.	Residential	C-2	Vacant - Former gas station
031-042-013 832 E De la Guerra	7,420 s.f.	Residential	C-2	Residential (apt.)
031-042-023 817 E De la Guerra	10,890 s.f.	Residential	C-2	Residential (apt.)
031-042-022 817 E De la Guerra	13,503 s.f.	Residential	C-2	Commercial – Office/storage
031-042-027 821 N Milpas St	10,890 s.f.	Residential	C-2	Commercial – Fast food
031-042-025 833 N Milpas St.	13,068 s.f.	Residential	C-2	Commercial - Retail
031-042-007 822 E Canon Perdido	8,276 s.f.	Residential	C-2	Residential (apt.)
031-042-006 822 E Canon Perdido	11,325 s.f.	Residential	C-2	Residential (apt.)
031-042-029 820 E Canon Perdido	22,651	Residential	C-2/R-3	Residential (apt.)

V. ISSUES

A. COMPLIANCE WITH THE GENERAL PLAN

The General Plan Map amendment would encompass a portion of three blocks along the westerly side of Milpas Street, between Cota and Canon Perdido Streets (Exhibit A). As described in the background section of this staff report, the majority of the existing development is commercial. The residential usage within the project area is located off of Milpas Street and transitions into the residentially zoned area to the west.

The subject parcels are in the Milpas Area as described in the Land Use Element of the General Plan. The boundaries of the Milpas Area include Canon Perdido Street to the north, Highway 101 to the south, and the rear of the commercial establishments on each side of Milpas Street. The Milpas Area is described in the General Plan as being developed into a solid strip of commercial activity along both sides of the street, which is consistent with present C-2 Zone

District uses. However, the Land Use Element also describes the western side of Milpas from Cota Street to Anapamu Street as Residential.

The C-2 Zone District is on both sides of Milpas Street and extends from south of Highway 101 north to Carrillo Street on the west side and Canon Perdido Street on the east side. The General Plan designation on the easterly side of Milpas Street is General Commerce and extends from US Highway 101 to Canon Perdido Street. On the west side of Milpas Street the General Plan designation is Industrial from US Highway 101 to Cota Street, then transitions into Residential (12 units/acre), which continues to Anapamu Street. Therefore, the proposed General Plan Amendment would be appropriate since the General Commerce designation would more accurately reflect the current development of this area, the current zone district and would mirror the current General Plan designation along the easterly side of Milpas Street.

B. ENVIRONMENTAL REVIEW

The General Plan Amendment can be found exempt under the California Environmental Quality Act (CEQA) Section 15305, Minor Alterations in Land Use Limitations, which consists of minor alterations in land use limitations in areas with an average slope less than 20%, which do not result in any changes in land use or density. As discussed below under the Section VI, the project would not change the allowed uses nor would it intensify the uses.

VI. CITY CHARTER SECTION 1507

General Plan and Zoning Ordinance Amendments Limitations.

It is hereby declared to be the policy of the City that its land development shall not exceed its public services and physical and natural resources. These include, but are not limited to, water, air quality, wastewater treatment capacity, and traffic and transportation capacity. All land use policies shall provide for a level and balance of residential and commercial development which will effectively utilize, but will not exhaust, the City's resources in the foreseeable future. In making land use decisions, the City shall be guided by the policies set forth in this section. In furtherance of these policies, no amendments to the City's General Plan and Zoning Ordinance shall be effective unless approved by five (5) affirmative votes of the City Council. Upon such approval, General Plan and Zoning Ordinance amendments shall be conclusively presumed to comply with the policies set forth herein.

The proposed General Plan Amendment would not change the development currently allowed in this area, but could allow commercial and mixed use condominiums. While commercial development or commercial development with residential apartments is currently allowed, commercial and mixed use condominiums would be inconsistent with the Tentative Subdivision Map finding stating that the proposed use is consistent with the General Plan. However, commercial and mixed use development would be consistent with all other findings under the Tentative Subdivision Map Act. These findings would include the development being physically suited for the site and that it is consistent with the vision for this neighborhood of the General Plan, given the above description of the Milpas area. Therefore, the General Plan Amendment

would not cause an impact on the City's resources and would provide flexibility in how development could occur under the current zoning.

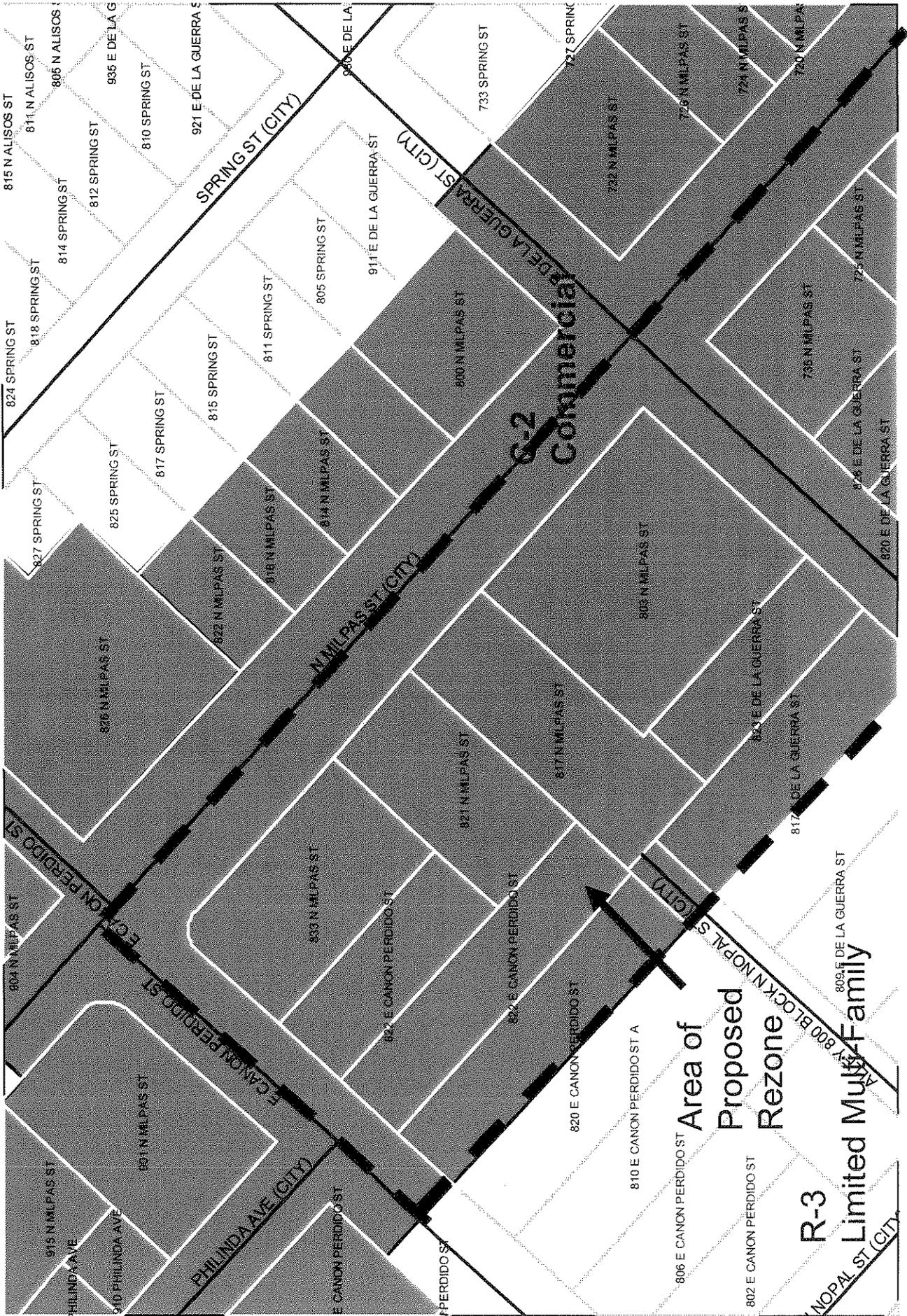
VII. CONCLUSION

The proposed General Plan Amendment (GPA) would not cause an intensification of use, eliminate existing housing or otherwise impact existing or future housing. Currently, commercial development can be allowed under other permit applications (Development Plans, Design Review, etc.), since only the Tentative Map process includes findings that the development is consistent with the both the General Plan and the Municipal Code. The project area of the GPA includes only the C-2 Zone District, and the majority of the lots within the project area have always included commercial development. While the GPA would allow commercial condominiums, all aspects of the current General Plan policies and Municipal Code would continue to apply. This would include, providing the required parking, consistency with the Pedestrian Master Plan, consistency with the Storm Water Management Program (SWMP), and consistency with all applicable setbacks, to name a few. Therefore, staff recommends that the Planning Commission recommend approval of the General Plan Amendment to the City Council.

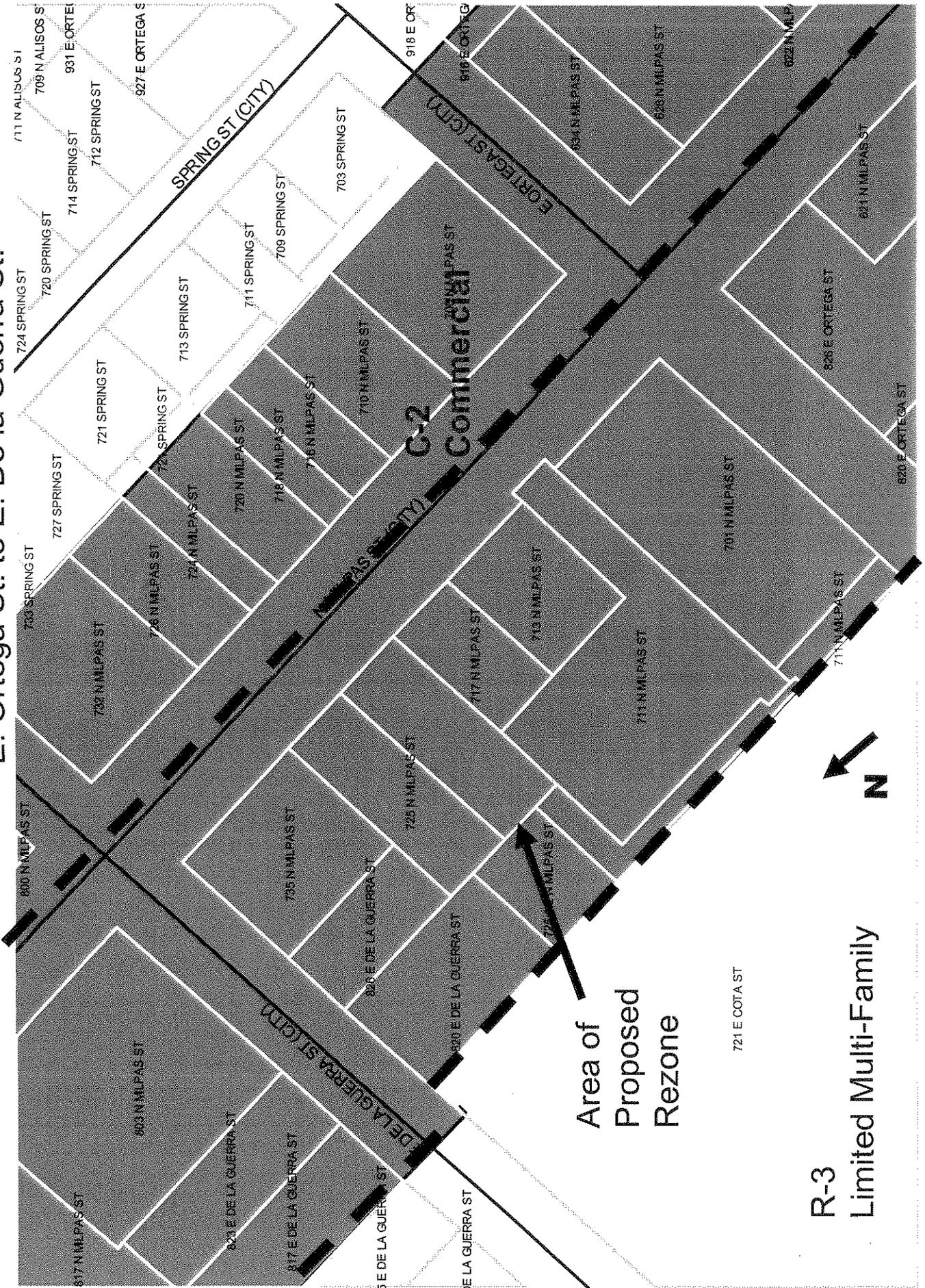
Exhibits:

- A. Site Plan

E. De la Guerra St. to E. Canon Perdido St.



E. Ortega St. to E. De la Guerra St.





City of Santa Barbara California

ATTACHMENT 5

CITY OF SANTA BARBARA PLANNING COMMISSION

RESOLUTION NO. 037-08 600-800 BLOCK OF MILPAS STREET GENERAL PLAN MAP AMENDMENT OCTOBER 16, 2008

WESTERN SIDE OF 600-800 BLOCK OF MILPAS STREET, C-2 ZONE DISTRICT, GENERAL PLAN DESIGNATION: RESIDENTIAL (MST2008-00228)

City staff is proposing a General Plan Amendment which involves lots between Cota and Canon Perdido Streets, located on the west side of Milpas Street, which are currently zoned Commercial (C-2) and are designated Residential under the General Plan. The proposed General Plan Amendment would change the General Plan designation from Residential (12 units/acre) to General Commerce. The proposed designation would only apply to those lots that are currently zoned C-2 and no change is proposed to this zoning. The Planning Commission initiated the General Plan Amendment on June 12, 2008 and will now consider recommending to City Council adoption of the proposed General Plan Amendment.

The discretionary applications required for this project are:

1. A General Plan Map Amendment to change the General Plan Land Use Element and Map for the designated area from Residential, 12 units/acre, to General Commerce (SBMC §28.07).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Section 15305, Minor Alterations in Land Use Limitations, which consists of minor alterations in land use limitations in areas with an average slope of less than 20%, which do not result in any changes in land use or density.

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 application, and no one appeared to speak in opposition thereto, and the following exhibits were presented for the record:

1. Staff Report with Attachments, September 30, 2008
2. Site Plans
3. Correspondence received in opposition to the project:
 - a. Paula Westbury, Santa Barbara

NOW, THEREFORE BE IT RESOLVED that the City Planning Commission:

- I. Recommended the adoption of the General Plan Map amendment to City Council.

PLANNING COMMISSION RESOLUTION NO. 037-08
600-800 BLOCK OF MILPAS STREET
OCTOBER 16, 2008
PAGE 2

This motion was passed and adopted on the 16th day of October, 2008 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

Date

THIS ACTION OF THE PLANNING COMMISSION CAN BE APPEALED TO THE CITY COUNCIL WITHIN TEN (10) DAYS AFTER THE DATE THE ACTION WAS TAKEN BY THE PLANNING COMMISSION.