

**City's Nonresidential Growth Management
Planning Commission Minutes
Meetings 2012**

May 17, 2012

I. NEW ITEM:

ACTUAL TIME: 1:51 P.M.

HEARING TO INITIATE ZONING AMENDMENTS RELATED TO A NON-RESIDENTIAL GROWTH MANAGEMENT PROGRAM AND A REVIEW PROCESS FOR NEW BUILDINGS TALLER THAN 45 FEET

The purpose of the meeting is to initiate amendments to the City's Zoning Ordinance including the Development Plan Ordinance (DPO), SBMC §28.87.300 and Council Resolution No. 09-058 to carry out recently adopted General Plan Policy LG2, Limit Non-Residential Growth and LG7, Community Benefit Non-Residential Land Uses. Amendments are also proposed to the definitions section of the Transfer of Existing Development Rights (TEDR) Ordinance Chapter 28.95 and the building height sections in the C-2, C-M, M-1 and OM-1 zones that allow 60 feet in height (SBMC §28.66.050, §28.69.050, and §28.72.050). Staff is requesting Planning Commission input and discussion into key ordinance provisions for preparation of the amendments.

Case Planner: Bea Gularte, Project Planner

Email: BGularte@SantaBarbaraCA.gov

Phone: 805-564-5470, ext. 4558

Bea Gularte, Project Planner, gave the Staff presentation.

Chair Lodge opened the public hearing at 2:16 P.M.

Kellam DeForest thought the Community Benefit definitions were too broad. Also believed that new buildings taller than 45' would impact the whole city, neighborhood compatibility, and aesthetics. Mr. DeForest suggested that any building taller than 45' be reviewed by City Council. Mr. DeForest later added that neighbors are not currently noticed for Council designations on Community Benefit.

With no one else wishing to speak, the public hearing was closed at 2:19 P.M.

Planning Commissioner's Comments:

Small Additions:

1. Commissioners Bartlett, Jordan, Thompson suggested leaving the small addition allocation distribution at 2,000/per parcel.
2. Commissioners Thompson, Campanella and Bartlett suggested rolling over any unused allocation in the small addition category so that we have flexible allocation for any future boom.

Straw Vote:

Staff to work out concept annually that the unused balance of the small addition allocation rolls over into Community Benefit or is kept in Small Addition, to be determined when annual report is presented to Planning Commission.

Ayes: 5 Noes: 0 Abstain: 0 Absent: 2 (Larson, Schwartz)

Community Benefit Process:

1. Commissioner Thompson liked option 3, but could support 2.
2. Commissioner's Bartlett and Lodge liked option 2.
3. Commissioner Jordan liked either option 2 or 3.
4. Commissioner Lodge likes option 3.

Straw Vote:

Preference for option 2: Allocation in the beginning of the process for the allocation of Community Benefit at Council. No Planning Commission Recommendation on allocation.

Ayes: 3 (Bartlett, Lodge, Thompson) Noes: 0 Abstain: 0 Absent: 2 (Larson, Schwartz)

Staff likes option 2, but appreciated the feedback on options 2 and 3. After discussion, the Commission took another straw vote on option 2.

Straw Vote:

Preference for option 2

Ayes: 5 Noes: 0 Abstain: 0 Absent: 2 (Larson, Schwartz)

Community Benefits Projects – Definition.

Ms. Weiss sought input on the definition presented.

1. Commissioners Lodge and Jordan wanted clarification on what constitutes Green Economic Development.
2. Scott Vincent, Assistant City Attorney, recommended thinking of structures and systems that do not lend themselves to any other use than what is being placed in the area of Green Economic Development.

Development Plan Findings (Standards for Review)

1. Commissioner Lodge inquired about the Transfer of Economic Development Rights (TEDR) and how it relates to the Development Plan Ordinance.
2. Commissioner Jordan will want to look at alternatives for overriding considerations when Staff returns to the Commission in June.
3. Commissioner Jordan also suggested that the sound community planning finding should also reference concerns of inconsistency with policies and programs that might not be consistent with the project.
4. The majority of the Commission supported Staff recommendations for the elimination of the water and housing findings currently required for a Development Plan.

Floor Area Definition:

The Commission was unanimous in support to allow building infrastructure to be excluded from the definition of floor area in the Development Plan Ordinance.

Community Benefits Projects that exceed 45' Height

1. Commissioner Lodge suggested that residential projects should come to the Planning Commission early in the process.
2. Scott Vincent, Assistant City Attorney, suggested that the Commission consider how much information they would need to make an informed decision on whether the proposed height of the building is acceptable or not.
3. Commissioners Thompson and Lodge agreed that the Commission review the project early enough at a concept level and give consideration to the project's use and reason for needing to be above 45' or greater; and neighborhood compatibility.
4. Projects would remain under same purview.

June 21, 2012

II. DISCUSSION ITEM

ACTUAL TIME: 3:18 P.M.

TRAFFIC ANALYSIS AND FINDINGS RELATED TO THE CITY'S GROWTH MANAGEMENT PROGRAM Continued from May 17, 2012.

The purpose of this hearing is for the Planning Commission to discuss and provide input on the traffic analysis component and findings of the City's Growth Management Program.

On May 17, 2012 the Planning Commission initiated amendments to the City's Zoning Ordinance including the Development Plan Ordinance (DPO), SBMC §28.87.300 and Council Resolution No. 09-058 to carry out recently adopted General Plan Policy LG2, Limit Non-Residential Growth and LG7, Community Benefit Non-Residential Land Uses.

Case Planner: Rob Dayton, Principal Transportation Planner

Email: RDayton@SantaBarbaraCA.gov

Phone: 805-564-5390

Rob Dayton, Principal Transportation Planner, gave the Staff presentation, joined by Bettie Weiss, City Planner.

Chair Lodge opened the public hearing at 4:33 P.M.

Scott Schell, Zone 4 resident, is concerned that current thresholds will limit redevelopment of Upper State Street and limit development to what is on the ground today. Believes there should be some flexibility.

With no one else wishing to speak, the public hearing was closed at 4:36 P.M.

Commissioner's comments:

1. Many Commissioners liked the direction that the traffic analysis component was taking.
2. Commissioner Schwartz felt that we are not investing in the types of transportation methods that will allow us to bring in more housing.
3. Commissioner Jordan feels that Staff will have a challenge conveying what Staff is proposing and encourages Staff to meet with the Commission again to work through some of what is not explained in the report.
4. Commissioner Campanella felt that in order for people to afford housing, house prices have to come down and incomes have to go up. Would like to see Staff determine what kind of non-residential development we want to encourage and identify jobs that will provide higher incomes.
5. Commissioner Bartlett is glad to see that Staff is doing away with the automatic 'no' on traffic cumulative impacts. Would like to see a structure that incentivizes the goals, rather than focusing on what cannot be done.
6. Commissioner Schwartz wants to see a balance in doing what we can in the area of housing, while looking at pockets of economic development. Would like Staff to develop an economic development plan that actively attracts and retains the right type of commercial development along with a total transportation system so that traffic congestion can be reduced.
7. Commissioner Lodge felt that what came out of the PlanSB process was the need for housing, which is needed more than new job creation.

Ms. Weiss referenced a slide that showed the list of PlanSB objectives, the last being the reduction of traffic that led to today's discussion.

Ms. Weiss felt that if we add Economic Development, there is no sense in having the Community Priority table. Ms. Weiss thanked the Commission for its input and looks forward to returning.

September 6, 2012

III. DISCUSSION ITEM

ACTUAL TIME: 2:27 P.M.

TRAFFIC ANALYSIS AND FINDINGS RELATED TO THE CITY'S GROWTH MANAGEMENT PROGRAM.

On May 17, 2012 the Planning Commission initiated amendments to the City's Zoning Ordinance including the Development Plan Ordinance (DPO), SBMC §28.87.300 and Council Resolution No. 09-058 to carry out recently adopted General Plan Policy LG2, Limit Non-Residential Growth and LG7, Community Benefit Non-Residential Land Uses. The purpose of this hearing is for the Planning Commission to discuss and provide input on the traffic analysis component and related findings of the City's Growth Management Program. This is the second Planning Commission hearing that is focused on this subject. No action will be taken by the Planning Commission at this hearing.

Case Planner: Rob Dayton, Principal Transportation Planner

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Phone: 805-564-5390

Rob Dayton, Principal Transportation Planner, gave the Staff presentation.

Chair Lodge opened the public hearing at 3:08 P.M.

The following people commented with concerns:

1. Lisa Plowman was concerned with overriding considerations, requested that the limitation be removed from the program; concerned about limiting commercial redevelopment of sites to 1,000 square feet outside of Downtown; and development on small lots in the Upper State Street neighborhood.
2. Scott Schell felt that flexibility is needed for future decision makers; where the square footage line is drawn; types of uses allowed better identified; non-residential development project-specific impact threshold policy in the downtown core; and neighborhood balance between retail services and continued residential growth.
3. Steve Leider, local commercial real estate broker, felt flexibility is needed in the Upper State Street area, particularly vacant land and Hitchcock Way dealerships zoned E-3/PD.
4. Trish Allen would like to see more flexibility in outlying areas; and for economic development.

With no one else wishing to speak, the public hearing was closed at 3:25 P.M.

Commission comments:

1. There should be a balance between putting some tools in place and not tying decision-makers' and the community's hands.
2. One way of mitigating increased traffic would be to upgrade/provide stronger public transportation in certain areas.
3. When looking at opportunity sites, consider neighborhood function: its purpose, benefit, and type of use. Do not make them 'lost opportunities.'
4. In the transfer of non-residential footage and the related traffic impacts, consider an option of transferring only the square footage and not the traffic.
5. In the transfer of square footage, conversion into different use in addition to transferring square footage to a different site is supportable.
6. The development of residential housing and the economic development of allowed commercial use have to go hand-in-hand.
7. The better approach is to cautiously permit developments that increase traffic.
8. The city already has more than adequate amount of commercial zoning. Any program that works towards meeting the community's need of more housing is supportable.
9. There are advantages to giving decision-makers flexibility in order to place more usage on prime sites.
10. In summary, the Commission is comfortable with the staff proceeding to draft the ordinance and growth management program based on the staff proposal.

December 6, 2012

IV. RECOMMENDATION TO CITY COUNCIL:

ACTUAL TIME: 2:02 P.M.

CITY'S NONRESIDENTIAL GROWTH MANAGEMENT PROGRAM

The purpose of the meeting was for the Planning Commission to make recommendations to the City Council on necessary ordinance amendments to the Municipal Code including the Zoning Ordinance that implements the nonresidential growth management program including how square footage is allocated per parcel and the planning process required. The amendments include a new Traffic Management Strategy that identifies development areas with specific categories of nonresidential development available for allocation within each area.

On May 17, 2012 the Planning Commission initiated amendments to the City's Zoning Ordinance including the Development Plan Ordinance (DPO), SBMC §28.87.300 and Council Resolution No. 09-058 to carry out recently adopted General Plan Policy LG2, Limit Non-Residential Growth and LG7, Community Benefit Non-Residential Land Uses.

Case Planner: Bea Gularte, Project Planner

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Bea Gularte, Project Planner, gave the Staff presentation, joined by Bettie Weiss, City Planner; John Ledbetter, Principal Planner, and Rob Dayton, Principal Transportation Planner.

Chair Lodge opened the public hearing at 2:35 P.M.

The following people commented on the program:

1. Scott Schell, Associated Transportation Engineers, summarized a letter submitted by the Santa Barbara Planning Growth Management Program Stakeholders Group.
2. Trish Allen, echoed support of the letter submitted by the Santa Barbara Planning Growth Management Program Stakeholders Group.
3. Ralph Horowitz, recapped his letter to the Commission dated December 3, 2012.
4. Lisa Plowman, Peikert Group, added her support to the letter submitted by the Santa Barbara Planning Growth Management Program Stakeholders Group.

With no one else wishing to speak, the public hearing was closed at 2:45 P.M.

The general consensus of the Planning Commission was that the Nonresidential Growth Management Program is going in the right direction.

MOTION: Bartlett/Thompson

Forward the Nonresidential Growth Management Program recommendation for adoption to City Council to include revised draft ordinance amendments, and amended Council Resolution with the Traffic Management Strategy, with numerical corrections.

This motion carried by the following vote:

Ayes: 7 Noes: 0 Abstain: 0 Absent: 0