

RESOLUTION NO. _____

A RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA BARBARA ADOPTING ENVIRONMENTAL FINDINGS PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT REGARDING THE IMPLEMENTATION OF THE AVERAGE UNIT-SIZE DENSITY INCENTIVE PROGRAM

WHEREAS, on December 1, 2011, the City Council adopted an update to the General Plan, including policies in the Land Use and Housing Elements directing the implementation of the Average Unit-Size Density Incentive Program (Council Resolution No. 11-079);

WHEREAS, during a trial period, the Average Unit-Size Density Incentive Program would replace the existing Variable Density Program, and if at the end of the a trial period the Average Unit-Size Density Incentive Program is not extended or modified by the City Council, the residential density shall revert back to the Variable Density standards in place prior to December 1, 2011;

WHEREAS, the Average Unit-Size Density Incentive Program is intended to encourage smaller, more affordable units through established unit sizes in R-3, R-4, HRC-2, S-D-2, R-O, C-P, C-L, C-1, C-2, C-M and OC zones of the City as shown on the City of Santa Barbara Average Unit-Size Density Incentive Program Map;

WHEREAS, the Average Unit-Size Density Incentive Program would allow increased residential density and development standard incentives to promote the production of rental, employer sponsored and limited equity cooperative housing units with smaller unit sizes;

WHEREAS, the Average Unit-Size Density Incentive Program would be implemented for a trial period of eight years or until the construction of 250 residential units in the High Density areas, whichever occurs sooner;

WHEREAS, the Average Unit-Size Density Incentive Program includes three residential density tiers, including Medium High Density (15-27 du/ac), High Density (28-36 du/ac) and the Priority Housing Overlay (37-63 du/ac);

WHEREAS, development standard incentives related to parking, setbacks, open space, distance between buildings, and building heights will be allowed for projects developed under the Average Unit-Size Density Incentive Program during the trial period;

WHEREAS, based on input from the Planning Commission minor technical refinements were made to the Average Unit-Size Density Incentive Program Map designation boundaries;

WHEREAS, on April 10, 2012, the City Council initiated amendments to the Zoning Ordinance to implement the Average Unit-Size Density Incentive Program;

WHEREAS, staff collaborated with a technical advisory group of community members to formulate the mechanics of the Average Unit-Size Density Incentive Program related to density and average unit size ranges, priority housing, and flexibility in development standards, including setbacks, open space, building height, and parking;

WHEREAS, on July 26, 2012, the Planning Commission held a public hearing to discuss and provide input related to the key components of the Average Unit-Size Density Incentive Program, and associated proposed zoning ordinance amendments;

WHEREAS, on August 1 and 6, 2012, staff presented to, and discussed with the Historic Landmarks Commission and Architectural Board of Review respectively, the key components and associated ordinance amendments of the Average Unit-Size Density Incentive Program;

WHEREAS, on September 12, 2012, the City held a community forum to inform local employers about the Employer Sponsored Housing Program which offers higher densities and more flexible development standards as incentives to produce workforce housing;

WHEREAS, on April 11, 2013, the Planning Commission held a public hearing to review the draft Average Unit-Size Density Incentive Program Ordinance and unanimously voted to forward the ordinance amendments with revisions to the City Council Ordinance Committee for consideration;

WHEREAS, on May 14 and June 11, 2013, the City Council Ordinance Committee considered the draft Average Unit-Size Density Incentive Program Ordinance, and after hearing from the public and discussing the key components of the Average Unit-Size Density Incentive Program unanimously voted to forward the Ordinance implementing the Program to the City Council for adoption;

WHEREAS, a Program Final Environmental Impact Report (FEIR) was certified in September 2010 and December 2011 for the General Plan. The FEIR assessed citywide impacts associated with 2,178,202 square feet of nonresidential development and 3,198 residential units, as well as general plan policies focused on prioritizing

residential development, including the Average Unit-Size Density Incentive Program policies;

WHEREAS, subsequently an Addendum to the FEIR analyzed a revised lower growth management program of 1.85 million square feet of nonresidential development. The FEIR and Addendum evaluated the potential environmental effects from citywide development under General Plan polices over the twenty-year Plan horizon;

WHEREAS, the FEIR and Addendum concluded that most environmental impacts would be less than significant, however even with identified mitigation measures, unavoidable significant impacts associated with increased traffic congestion and greenhouse gas generation would occur by 2030 as a result of potential new development under the General Plan policies;

WHEREAS, on September 18, 2012, the City Council adopted the City's Climate Action Plan. An Addendum to the FEIR was prepared to document the Climate Action's Plan updated greenhouse gas emissions analysis, which showed that citywide greenhouse gas emissions would be lower than earlier identified in the FEIR and would meet the State target, thereby constituting a less than significant impact;

WHEREAS, the FEIR identified that the increase of vehicle trips associated with the potential development under the General Plan would increase the number of intersections exceeding the City's level of service standard from 13 to up to 20 – 26;

WHEREAS, the FEIR traffic analysis completed for the General Plan also found that the Downtown area is distinguished from other development areas because land developed within this area will generate the least amount of traffic. Additionally, traffic management actions recommended in the Circulation Element are anticipated to be more effective in the Downtown development area than within the other Development Areas. The proposed ordinance amendments encourage Downtown housing, consistent with this analysis; and

WHEREAS, the City Council approved the General Plan Update and adopted a statement of overriding considerations finding the anticipated cumulative traffic impact to be acceptable given the benefits of the Plan;

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SANTA BARBARA THAT:

The Council of the City of Santa Barbara makes the following findings in accordance with the California Environmental Quality Act regarding the adoption of the Average Unit-Size Density Incentive Program:

1. CEQA Section 21083.3 and Guidelines Section 15183 provides that projects which are consistent with the development density established by General Plan policies for which a FEIR was certified, and rezoning consistent with the plan, shall not require additional environmental review except under specified instances. The City Environmental Analyst determined that the proposed implementing ordinance amendments to the General Plan Average Unit-Size Density Incentive Program policies do not trigger the additional environmental review requirements for the following reasons:

- a. There are no additional site-specific or project-specific significant effects which are peculiar to the proposed zoning amendments;
- b. There are no new significant effects not addressed in the prior FEIR; and
- c. There is no new information since the FEIR that would involve more significant impacts than identified in the FEIR.

Environmental review for the proposed implementing ordinance amendments is addressed by the General Plan FEIR and Addenda, and no further environmental review is required. The zoning amendments to implement the Average Unit-Size Density Incentive Program apply to select areas of the City and any future project-specific significant effects will have environmental review.

2. The policies and standards for the Average Unit-Size Density Incentive Program have been previously analyzed in the FEIR and Addenda for the General Plan. Specifically, the environmental impacts associated with implementing the General Plan policies related to increased densities were included in the General Plan FEIR and Addendum and the potential residential development under the implementing ordinance is within in the growth assumptions analyzed.

3. The City Planner is the custodian of the record of proceedings for the General Plan Update FEIR, the Addenda, and the documents and other materials which constitute the record of proceedings for City actions related to the General Plan Update and FEIR that are located at the City of Santa Barbara Community Development Department, Planning Division, 630 Garden Street, Santa Barbara, California. Copies of these documents are available for public review during normal business hours upon request at the office of the City of Santa Barbara Community Development Department, Planning Division.

4. This Resolution shall become effective upon the effective date of the ordinance adopting the City's Average Unit-Size Density Incentive Program Ordinance (SBMC Chapter 28.20).