



CITY OF SANTA BARBARA

COUNCIL AGENDA REPORT

AGENDA DATE: March 6, 2014

TO: Mayor, Councilmembers, and Planning Commission

FROM: Planning Division, Community Development Department

SUBJECT: Joint Council And Planning Commission Work Session Regarding Planning Division Workload And Program Activities

RECOMMENDATION:

That Council hold a joint work session with the Planning Commission to receive status reports and discuss major work program activities in the Planning Division, including: Long Range Planning & General Plan Implementation; Zoning Information & Enforcement; Design Review & Historic Preservation; and Development & Environmental Review.

EXECUTIVE SUMMARY:

Over the last several years, joint work sessions on the Planning Division workload have been held with the Council and Planning Commission approximately every six months. The Chairs of the Architectural Board of Review (ABR) and Historic Landmarks Commission (HLC) are also invited to attend the meeting. The prior meeting was held on September 12, 2013. For today's meeting, staff will briefly review all programs in the Planning Division, highlighting accomplishments, major work underway, and projects on hold or pending. This report and attachments provide information on particular projects within each program and some information on regular assignments. The primary topics for discussion at this meeting will be two major projects that are in the initial stages of work: the Local Coastal Program Update and the New Zoning Ordinance.

The work session helps to establish a shared understanding of the Division's workload, including the respective status of projects or programs that may be active, pending, or on the back burner. Adjustments in priorities occur when issues arise and program improvements are needed. Council and Planning Commission feedback is invaluable for staff to stay the course or make changes as necessary.

DISCUSSION:

Local Coastal Program Update

The City has been awarded grant funding from the California Coastal Commission to update our Local Coastal Program (LCP). The LCP is comprised of a Land Use Plan (LUP) and an Implementation Plan (IP). This is a two year work program that will build upon the information and policies developed during the 2011 General Plan Update. This effort will require input and assistance from many City departments especially Waterfront, Parks and Recreation and Public Works. The City Planning Commission will be involved reviewing draft chapters as they become available, considering public input, and formulating recommendations to Council.

The primary goals of the LCP Update are to: 1) comprehensively update the City's Land Use Plan (LUP) with recently adopted City plans and ordinances and find conformance with the Coastal Act, 2) update a targeted portion of the Implementation Plan to include climate change adaptation actions, and 3) encourage public participation throughout the planning process.

The City's LCP has not been comprehensively updated since it was initially adopted and certified by the Coastal Commission in 1981. A first important step has been working with Coastal Commission staff to compile a complete and accurate record of the original LCP materials and of every LCP amendment that has been certified by the Coastal Commission since 1981. This has been a tremendous work effort tracking over 32 years of policy and development activity in the City's Coastal Zone.

Once agreement is reached between the City and Coastal Commission on the record or baseline LCP status, City Staff will begin a comprehensive update and reorganization of the document. The LCP Update will address the following general topic areas:

- Land Use
- Shoreline Access
- Recreation & Visitor Serving Facilities
- Environmentally Sensitive Habitats and Other Natural Resources
- Planning & Locating New Development (Ocean Dependent Uses)
- Cultural Resources
- Coastal Hazards
- Visual Resources
- Coastal Infrastructure

Relevant existing LCP policies will be carried forward and included in the LCP update. The update will also include relevant policies from the 2011 General Plan, the 2012 Climate Action Plan and new, digitized Coastal Zone maps with clear boundaries, land use and zoning designations. The land use and zoning maps have already been reviewed and approved by the Planning Commission and City Council in 2013 as part of

the citywide Zoning Map and General Plan Map Amendments project. That project identified adjustments necessary to create the required consistency between the General Plan map land use designations, boundaries and residential densities and the Zoning map of the City. These map amendments were approved by Council in June 2013. In the Coastal Zone, the amendments must be certified by the Coastal Commission prior to taking effect.

Sea Level Rise & Regional Coordination - The impacts of climate change and sea level rise pose a threat to the California and Santa Barbara coastline, public infrastructure and coastal resources. The California Coastal Commission (CCC) has made this a top priority. In October 2013, the CCC released a public review draft "Sea-Level Rise Policy Guidance" document. Staff from several City departments reviewed the draft document and comments were submitted to the CCC in February 2014. Regionally, several important studies are underway regarding sea level rise vulnerabilities and potential adaptation options.

An aspect in the LCP grant work program is a proposal to work with a group of Bren School graduate students to update sea level rise vulnerability assessments of vulnerable populations, critical infrastructure, environmentally sensitive resources, public access and recreational facilities. The City's existing policy framework to respond to sea level rise is found in the *2011 General Plan Update* and the *2012 Climate Action Plan*, both of which have been formally adopted through the City's public planning process. Additional adaptation policy was recently adopted in the *2013 Safety Element Update*. Currently however, none of these policies have been incorporated into the City's LCP. The next step in improving the City's coastal adaptation to sea level rise is implementing these sea level rise adaptation policies in the Coastal Zone through certification by the Coastal Commission.

Timeframe - Staff is looking forward to completing this important long range planning effort. Processing Coastal Development Permits in a confusing and outdated policy context can add considerable delays to important City and private sector projects. Working in tandem with Coastal Commission Staff, we plan to develop a new updated clear, concise and consistent LCP. This will be quite an achievement and will benefit the City for years to come.

The grant funding for this work requires that the City submit to the Coastal Commission a locally approved project by April 30, 2016. Coastal Commission staff is prepared to work closely with the City to meet this deadline. To get there, City staff will prepare updated chapters and submit to Coastal Commission staff for their review. City staff will incorporate or respond to Coastal Commission input and then present the draft chapter to the Planning Commission for review, comments and public input.

The work product at the end of this two year program will be the formal application submittal of the LCP Update to Coastal Commission for certification. The certification

process typically takes one to two years. We are hopeful that early review and steady coordination with Coastal staff will facilitate the certification process.

Over the next two years, the Zoning Ordinance update will also be underway. Depending on the timing of that process, any recommended zoning changes in the Coastal Zone could be incorporated into the 2016 LCP Update submittal and/or vice versa.

New Zoning Ordinance

The Capital Improvement Program allocates \$600,000 over three years to comprehensively update the Zoning Ordinance. The allocation includes funding for a Project Planner to manage the project, a consultant, and City Attorney resources. The effort began in January 2014, and staff has identified key improvements for the new Zoning Ordinance (NZO), including: flexibility in administering the code; restructuring, simplifying and modernizing the code to current best practices for easier use by Staff and the public; addressing nonconforming situations created in the past, as well as avoiding new ones; and updating parking requirements and design standards. The consultant's experience with modern Zoning Ordinance formatting and for engaging broad public input while keeping the project moving will be important considerations.

Historically, a strategy used to address the uncertainties in the code is to amend the code to provide more details about specific scenarios. Because it is not possible to anticipate every scenario, more details are included and this results in a very complex code that is difficult to understand and administer. Staff is proposing that the NZO be a fairly simple code, with built-in flexibility, to allow Staff to administratively approve certain minor items that meet the intent of the code. This approach is similar to what is being considered with the proposed Zoning Ordinance amendment regarding walls, fences and hedges, and to resolve issues found in the Zoning Information Report process. Understanding that decision makers are supportive of this approach is important as the City embarks on this effort.

Staff proposes to take a draft Scope of Work to the Planning Commission meeting of April 17, 2014, and issue a Request for Proposal (RFP) for consultant services by the end of June. Tentatively scheduled for September is approval of the consultant contract (see Attachment 1 with a proposed schedule). The PC Scoping meeting in April will include notification to stakeholders via the Land Development Team Bulletin, PC Notice, and a website on the NZO.

Staff's goal is to keep the project moving, and to work closely on code changes with the Planning Commission and City Council; therefore, Staff recommends a designated NZO Joint Committee made up of two Council Members and three Planning Commissioners. Staff recommends that the Council membership include the PC liaison and one member of the Ordinance Committee. If the Planning Commission and City Council agree with this approach, the NZO Joint Committee's first public meeting would involve review of

the refined Scope of Work for the RFP, and the meeting would be scheduled for mid-May.

After the PC Scoping meeting, Staff recommends initial outreach to focus groups who regularly work with the Zoning Ordinance, including the American Institute of Architects (AIA), Santa Barbara Association of Realtors, Allied Neighborhood Association, Citizen's Planning Association, Santa Barbara Contractors Association, and land use consultants to get their initial input on hot topic items, in order to help refine the scope of work for the contract. Staff envisions check-ins with these groups throughout the process. Once Staff has a consultant on board, the broader public process will be developed. The public will be kept informed in a manner similar to the PlanSB and other large citywide Planning efforts (e.g., a website will be developed and kept up to date with pertinent information and notices of upcoming meetings.) Notice to the general public about the upcoming NZO will be provided by a number of methods, which may include the LDT Bulletin, Channel 18, Water Bill Inserts, Display Ad and Press Releases, and social media. Information about the website as an information source will be included in all notice materials. An interested parties list for persons requesting email notice will also be developed and used for noticing purposes.

Informational working papers on specific code standards will be developed by Staff and the consultant and presented to the Joint Committee at various public meetings. There will be follow up with interest groups and the broader public in public forums. Periodic check-ins with the full Planning Commission summarizing the NZO Joint Committee progress and public's input will also be scheduled throughout the process.

Staff looks forward to hearing input from the Planning Commission and City Council on the objectives of the NZO and the conceptual process.

Long Range Planning, Zoning, Design Review and Development/Environmental Review Brief Status Reports

Long Range Planning - Adjustments have been made to the Phase I General Plan Implementation Program to reflect unanticipated workload demands. For example, the *Average Unit Size Density Ordinance* has required additional effort to ensure the project review process functions as intended. This, in turn, has delayed completion of the *Emergency Shelter Ordinance* and initiation of the *2014 Housing Element* update. The *Nonresidential Growth Management Program* has also required additional effort to address traffic thresholds.

The most significant workload activity for the next six months will be the *Local Coastal Program* update as noted above under discussion items. Other projects underway include the *Highway 101 Air Quality Setback*, scheduled to be heard by Council in April, and the *General Plan Implementation/Adaptive Management Program Report*, scheduled to be completed this summer. See Attachment 2, General Plan Implementation Program: Phase I Schedule.

Hedges – Since the previous work session, Staff has made significant progress on proposed amendments to the Municipal Code with respect to fences, screens, walls and hedges. On February 25, 2014 the Council Ordinance Committee considered a draft ordinance, based on recommendations from the Staff and Planning Commission. The City Council is expected to hear the matter in late March 2014.

Zoning Information Report (ZIR) Working Group - Since the last City Council/Planning Commission joint meeting there have been two public hearings before the Planning Commission regarding concerns about the ZIR process. The Planning Commission agreed with Staff and the Council's desire in maintaining the requirement for a ZIR while making improvements to the process. The Planning Commission suggested a smaller working group be formed for a better understanding of all the parties' interests, concerns, and potential options to resolve problems. A ZIR working group has been formed which consists of three Planning Commissioners, two planning staff, and five representatives from the Santa Barbara Association of Realtors (SBAOR). The group's input will help shape Planning Commission's recommendation to Council on improvements to the ZIR process.

The first meeting focused on the objectives of the group and on gaining an understanding of the issues and how they arose. At the next meeting of the working group they will discuss the current process of preparing a ZIR and how major/minor violations are identified and handled when there is no discrepancy from a prior ZIR and what is done when there are discrepancies. SBAOR will also provide information on their definition of material fact in regards to the residential transactions. Subsequently, the ZIR group will work on potential administrative zoning approvals, explore the administrative appeals process, consult with the Building Official and City Attorney, and discuss changes to the ZIR form to make it more user friendly and understandable.

Design Review & Historic Preservation - A list of assignments in this program prepared for this report is Attachment 3. As has been the case for many years, the number of special assignments in this section is considerable.

Historic Resources Work Program – There is much activity underway on various active components of the City's historic preservation 5-year work program, including: completion of historic architectural resource surveys, draft ordinance amendments to establish historic districts and Draft Historic Resource Design Guidelines and Style Guide. Over the past year, the Historic Landmarks Commission (HLC) has held multiple public hearings to accept the results of three recently completed surveys of historic architectural resources including; the Waterfront, West Downtown, and the Lower Riviera. The surveys identified individually eligible historic resources as well as several potential historic districts. To follow through with these survey results, properties identified as historic resources were added to the City's Potential Historic Resources List at hearings that gave property owners an opportunity to bring forth questions or concerns to the HLC regarding the new historic property listings. Based on

the survey results, a total of 191 structures have been added to the City's Potential Historic Resources List in the past year as individually eligible historic resources.

In addition, approximately 300 contributing properties in the following (6) proposed historic districts have also been added to the City's Potential Historic Resource List: West Beach (48 Contributing Structures); Lower De La Vina (26 Contributing Structures); Castillo Street (51 Contributing Structures); Bungalow Haven (119 Contributing Structures); Mission Gardens (46 Contributing Structures); Plaza Bonita (11 Contributing Structures). The identification of the City's historic resources is a primary implementation goal of the recently adopted Historic Resources Element.

The Draft Historic Architectural Style Guide has been completed and it will be an appendix of the Historic Resource Design Guidelines that are expected to be completed and presented to City Council for adoption later this year. The Guidelines will provide property owners, design professionals, and contractors with information that illustrates historically appropriate treatments for character-defining elements of historic buildings. Staff is working with the City Attorney's office to draft proposed ordinance amendments to prepare for a citywide plan for designation of historic districts. In addition, six candidate buildings demonstrating excellent architectural and historical significance are annually being recommended for designation as City Landmarks.

Development/Environmental Review - Attachment 4 lists major pending or active development projects.

ATTACHMENT(S):

1. New Zoning Ordinance
2. General Plan Implementation
3. Design Review and Historic Preservation Assignments
4. Pending and Active Development Projects

SUBMITTED BY: Bettie Weiss, City Planner/Acting Community Development Director

APPROVED BY: City Administrator's Office

NEW ZONING ORDINANCE (NZO)

A. Considerations and Objectives

1. Consistency with State Zoning Law §65800
2. Development standards consistent with the General Plan goals and policies in the General Plan
3. Balancing protection of neighborhoods, limited growth and economic vitality/development
4. Ease of application, customer service, education, and understanding of City rules
5. Regulations generally reflect the community's desire
6. Development standards consistent with the update of the City's Local Coastal Program
7. Consistency with Title 22, ABR, HLC, SFDB and Subdivision Ordinances
8. A phased program with the first phase being the comprehensive update of the Zoning Ordinance foundation; others phases will follow, including any special or subsequent ordinance amendments (i.e. condo conversion, TEDR) and Coastal Zone related updates

B. Key Components of NZO Effort

1. Flexibility in administering the code, with staff administrative approval authority for minor items
2. Restructuring, simplifying and modernizing the code to current best practices for easier use by Staff and the public
3. Addressing nonconforming situations created in the past as well as avoiding new ones
4. Parking requirements/design standards

C. Proposed Next Steps:

1. **Prepare Draft Scope and Request for Proposal – February/March 2014**
 - Develop website
 - Notice via Land Development Team Bulletin, Planning Commission notice
2. **City Council Appoints Two NZO Joint Committee Representatives – April 2014**
3. **Initial Scope at Planning Commission Public Hearing – April 17, 2014**
 - Public hearing with public comment
 - PC appoints three NZO Joint Committee representatives
4. **Refined Scope for Request for Proposal at NZO Joint Committee – May (Date TBD)**
 - Staff would go out to focus groups (AIA, Board of Realtors, Allied, CPA, Contractors, etc., Land Use Consultants) prior to this meeting
5. **Request for Proposal – Issued by June 23, 2014**
 - Proposals due to City July 21
 - Consultant interviews and contract
6. **Contract Approval at City Council – September 9, 2014 (tentative date)**

D. Subsequent General Public Noticing and Information Sources

1. Consultant input on what other communities have done
2. Assume the City will not provide mailed notice to every property owner or individual tenants
3. Notices on Land Development Team Bulletin, Channel 18, Press Release, Water Bill inserts, Display Ad, Social Media, Website
4. Refer the public to a Website where people can register to be kept informed of any upcoming meetings
5. Responses to noticing and website will be used to develop interested parties list
6. Include an initial questionnaire on website (***consultant's input based on other communities***)
7. Can generate follow up surveys to interested parties

E. PC and City Council Input Throughout Public Process for Review of NZO

1. Robust public process with extensive review by the PC informed by the NZO Joint Committee
2. Important to keep project moving
3. NZO Joint Committee would hold meetings to discuss specific standards and issues brought forth in staff and consultant reports. This could be done in phases (e.g. several topics per phase)
4. Follow up would include some type of public meeting/workshop with stakeholders groups involved throughout
5. After each phase of subcommittee work, progress reports and recommendations would go before the full Planning Commission

NZO Effort Will Include

- Restructuring of the Code
- Simplification of the Code
- Flexibility in Administering the Code (e.g., Administrative Approvals by staff)
- Policy Alignment with Historic Interpretations
- Updated Definitions
- Allowed Uses and CUP Ordinance
- Basic Zoning Standards
- Simplifying Parking Standards
- General Provisions
- Nonconforming Uses/Buildings
- Stakeholder Input
- Broad Public Discussions
- Consultant Assistance
- Staff, Attorney, SHO, Planning Commission and City Council review

NZO Effort Will Not Include

- Form Based Codes
- Vacation Rentals
- Storm Water Management Changes
- Changes to Residential Density
- Growth Management Ordinance Amendments
- Condominium Conversion Ordinance
- Open space standards
- Mission Creek and Creek Setbacks
- Inclusionary Housing Ordinance
- Design Overlays
- Floor Area Ratios
- Transfer of Existing Development Rights Ordinance
- Renewable Energy Technology Standards
- Solar Energy Systems Standards
- CUP for Cellular Antennas
- The Sign Ordinance

General Plan Implementation Program: Phase I Schedule

Project Ranking	Project Description	FY12/13 2012-2013 ¹	FY14 2013-2014	FY15 2014-2015	FY16 2015-2016
1	Housing Element Certification by HCD	✓			
2	Historic Resources Element	✓			
3	Average Unit Size Density Program Project Review Process	✓	✓ X		
4	Nonresidential Growth Management Program Traffic Thresholds	✓	X		
5	Zoning Map Amendments	✓	✓		
6	Highway 101 Air Quality Setback	X	X	X	
7	SB 375 Sustainable Communities Strategy 2014 Housing Element Update	✓	✓ X	X	
8	Climate Action Plan	✓			
9	Safety Element	✓	✓		
10	Adaptive Management Program	✓	X	X	X
11	Emergency Shelter Zoning		X		
12	Building Height Over 45 Feet	✓	✓		
13	Alternative Transportation Demand Analysis	postponed			
14	Arts Master Plan	X	X		
15	Environmental Resources Element				X
16	Local Coastal Program Update		X	X	X
17					

¹ Fiscal Year is from July 1 to June 31st.

Design Review & Historic Preservation Assignments March 2014

➤ **Design Guidelines & Special Assignments- Active**

- Fire Sprinkler Valve/Backflow Prevention Permitting Procedures and Design Guidelines
- EV Charging Expedited Permitting Procedures
- Wireless Facility/Antenna Database update and mapping
- Sign program database & parcel tag updates

➤ **Pending – Short Term-Pending**

- Ord. Committee Revised Chapters 15.24 and 22.11
- Landscape tree removal permit issuance procedures-New handouts
- Chapala Street Design Guidelines- Addendum Update
- Building inspector training guide presentation
- Multi-Unit Design Guidelines- Work Program Development

➤ **Pending - Long Term-On Hold**

- ABR Guidelines Update- Insertion of Photo Images
- Haley/Milpas Design Manual Update
- Wireless Facility/Antenna Ordinance Amendments
- Solar Awards- (No awards presentation ceremony this year)

➤ **Historic Preservation Work Program-Active / 5 Year Plan- On-going**

- Citywide Historic Resource Guidelines & Architectural Styles Guide
- Ord. Committee discussions Re: Citywide Historic Districting Plan & Administrative Guidelines
- Public outreach and meetings for listing and designations of Potential Historic Districts
- Historic Incentives- Zoning Relief and Code Alternatives – Planning Intern
- Planning Intern City Landmark & SOM designations- Planning Intern
- Historic Resources database records, parcel tag and street file updates- –Planning Intern

➤ **Historic Preservation Work Program-Active cont'd**

➤ Pending – Short Term- Pending

- Website CHRID software database- Draft Services Contract under review
- Proximity to historic resources mapping
- Archaeological Sensitivity mapping at Old Mission
- PDF scanning of all Archaeological Reports

➤ Pending – Long Term-On Hold

- Historic Resources Element Implementation Items-(Not on 5-year plan)
- Revisions to the City's MEA Guidelines for Archaeological And Historic Resources
- Demolition by Neglect Ordinance

Recently Completed Projects

- Sign application submittal staff training- Completed
- AUD Training for Design Review Boards- Completed
- Env. Training Plan SB EIR/CEQA - Completed
- City Historic Preservation Website page updates- Completed
- MEA Appendices Resource List Updates
- Historic Resource Potentials List HLC hearings

Pending and Active Development Projects

Pre-Application or Conceptual Design Review

1. **121 E. Mason/121 Santa Barbara/122 Gray/120 E. Yanonali** – Proposal for mixed use with existing and new structures for commercial and artist space and apartments.
2. **Santa Barbara Museum of Natural History (2559 Puesta del Sol)** – Reduced master plan project focused primarily on rehabilitating existing buildings. Planning Commission application submittal and HLC concept review are expected in Spring 2014.
3. **Library Plaza (40 E. Anapamu)** - Proposal to upgrade landscape and hardscape areas in front of the Santa Barbara Public Library and the Faulkner Gallery. No changes to the building are proposed.
4. **Grace Lutheran Church of Santa Barbara (3869 State Street)** – Proposed new 39,071 square-foot, three-story, 60-unit building for affordable, senior, rental housing.
5. **Cabrillo Pavilion Arts Center and Bathhouse** – Renovation of the existing building and surrounding improvements.
6. **251 S. Hope Avenue** - Proposed 84-bed Alzheimer's Care Facility on vacant property identified as Area A-2 in the Rancho Arroyo Specific Plan. Includes a request to City Council for a Specific Plan Amendment.
7. **301 E. Yanonali Street** - Proposal to construct a new 43,937 square-foot, two-story building to include a market, offices, and retail spaces with 150 parking spaces on the 3.16 acre lot located in the Cabrillo Plaza Specific Plan area.
8. **1925 El Camino de la Luz** – Proposed single-family residence on a vacant blufftop lot.
9. **1550 W. Mountain Drive** – Proposal to convert a single family residence (“Book House”) into a museum with limited hours.
10. **1423 Shoreline Drive** – Proposal for first- and second-story additions to a residence on a blufftop lot.

Active/Continuing Design Review, Staff Hearing Officer or Planning Commission Review

1. **Sandman Inn (3714-3744 State Street)** – Revision to the previously approved mixed-use development. The revised project involves demolishing the existing 52,815 square-foot, 113-room hotel (Sandman Inn) and restaurant, and construction of 5,110 square feet of office space and 72 residential condominiums.
2. **Santa Barbara Museum of Art (1130 State Street)** – Approximately 8,990 square-foot addition to the existing 60,000 square-foot building; reconfigure interior gallery, circulation and office space; comprehensive electrical and mechanical upgrade, and waterproof the roof. Community Priority square footage has been allocated for this project.
3. **3885 & 3887 State Street** - Proposal for a mixed-use residential and commercial project including: demolition of the 22,500 square foot existing two-story commercial building; demolition of the existing 4,990 square foot motel; replacement of 4,500 net square feet of commercial space; the addition of 89 apartment units; and a new subterranean parking garage with 134 assigned residential parking spaces.

4. **240 W. Alamar Road** – Proposal to demolish existing single-family residence and construct four restricted-income ownership units (to replace units lost at 535 E. Montecito Street).
5. **1135 San Pascual** – Proposed three unit condominium on lot currently developed with a single family residence. Existing residence to remain and two new units would be constructed.
6. **608-614 Chapala Street** - Proposal to infill 5,121 square feet under an existing roof area of a 20,579 square foot commercial building, and add 187 square feet to an existing 459 square-foot detached commercial building. No change in use is proposed.
7. **35 N. Calle Cesar Chavez** - Proposal to demolish and replace two existing one-story storage buildings in the same locations. Seven parking spaces are proposed to remain.
8. **2981 Cliff Drive (Arroyo Burro County Beach)** – Proposal for a new 786 square-foot restroom facility at Arroyo Burro Beach Park. The existing restrooms would be converted to storage or other beach visitor supporting functions.
9. **351 S. Hitchcock Way** – Proposal to amend the CUP to remove a condition prohibiting matinees during the week at Plaza del Oro theater.
10. **3234 De la Vina Street** – Proposal for three residential condominium units on a vacant lot.
11. **El Estero Drain** – Revised Remedial Action Plan/ Habitat Restoration Plan.
12. **ROW adjacent to 2981 Cliff Drive** - Proposal to modify an existing AT&T microcell antenna site located in the public right of way adjacent to 3139 Cliff Drive.

Environmental Review

(Note: Some projects are on hold and others are documents prepared by other jurisdictions)

1. **1837 ½ El Camino de la Luz** – new single-family residence on vacant bluff top lot – Revised Draft EIR (response to comments stage)
2. **Hillside House (1235 Veronica Springs Road)** – Final EIR prepared. Applicant proposed a revision to the project, which includes a 100% rental project instead of a mix of rental and ownership. Changes were presented at a Planning Commission conceptual review, and the next step is to submit a formal application for the revision.
3. **Highway 101 High Occupancy Vehicle Lane** – Caltrans is preparing a Final EIR.
4. **Resource Recovery Facility** – Coordinating with County on project alternatives, technical studies, and Draft EIR.
5. **Mission Canyon Community Plan and EIR** – Joint work effort with County of SB to update the prior Specific Plan. City Council action on both documents scheduled for March 18, 2014.

Approval by Design Review, Planning Commission, SHO and/or Council

(Note: Projects either on hold, getting time extensions, and/or awaiting plan check submittal)

1. **Arlington Village (1330 Chapala Street)** - Proposal for a three-story, mixed-use development on a 91,000 square-foot parcel. The project comprises 33 residential

apartments (totaling 28,302 sq. ft.) and two commercial units (931 sq. ft.), and a 13,400 square-foot partially below-grade parking garage. City Council (on appeal) granted approval on October 28, 2013.

2. **510 N. Salsipuedes Street (People's Self-Help Housing)** - Proposal for a three-story, 40-unit restricted-income multi-family development with an attached 46-space garage and 3,300 square foot community center. ABR granted Final Approval with conditions on February 10, 2014.
3. **La Entrada** – Revisions found to be in Substantial Conformance with prior-approved project. HLC granted Project Design Approval on August 14, 2013.
4. **3880 State Street** – Proposal to construct 13 new apartment units in a 13,323 square foot two-story building, attached to the existing 5,442 square foot one-story office building at the center of the site. ABR granted PDA/Final Approval on January 21, 2014.
5. **Children's Museum (125 State Street)** – Proposed 16,691 square foot, three-story building to be used as the Children's Museum of Santa Barbara with indoor and outdoor galleries, a courtyard, and roof terrace. HLC granted Final Approval on May 23, 2012.
6. **Montecito Country Club (920 Summit Road)** – Revisions to reduce the scope of the project found to be in Substantial Conformance with the prior-approved project that was approved by Planning Commission on September 10, 2009.
7. **128 Anacapa Street** – Proposal to construct two residential condominium units on a vacant lot. SHO granted approval on January 22, 2014.
8. **101 S. La Cumbre Rd** – Proposal for a new, one-story, 4,737 square-foot commercial building and 27 space parking lot, on a 25,764 square-foot lot. The existing 1,737 square foot gas station, surface parking lot, and related structures will be demolished. Planning Commission (on appeal) granted approval on December 12, 2013.

Pending Building plan check or permit issuance

1. **Waterfront Hotel** – Building permits were issued for a 150-room hotel. The property owners are exploring revising the project to a 50-room boutique hotel. This will require a new Development Agreement, CDP and some level of environmental review.
2. **101 State Street** - Proposal to demolish an existing 714 square foot laundry building and 40 space parking lot and construct a new 22,133 square foot, three-story hotel with 34 guest rooms and a 33 space, at-grade parking garage. HLC granted Final Approval on November 6, 2013. Building permit application submitted December 19, 2013.
3. **1936 State Street** – Proposal for a new 3,500 square foot, one-story, non-residential building with 18 parking spaces on a 22,466 square foot lot. HLC granted Project Design Approval on August 14, 2013.
4. **412-414 Anacapa Street** – Proposal for a three-lot subdivision and construction of a three-story mixed-use building.



City Council Planning Commission Joint Worksession



Planning Division
Community Development Department
March 6, 2014



Agenda

Introduction & Overview

- Development Review & Zoning
- Historic Preservation
- Long Range Planning

Discussion Items

- Local Coastal Program Update
- New Zoning Ordinance



Development Review/Zoning

- ◆ Development Activity Increasing
- ◆ Plan Check Volume High - Staffing
- ◆ Hedge Ordinance to Council (March 25)
- ◆ ZIR Working Group Underway - PC Recommendation & back to Council
- ◆ AUD Process - Reassignment

The background of the slide features a collage of images. On the left, two cyclists are riding a road bike. In the center, there is a large, ornate historic building with multiple towers and arches. On the right, another building with a series of arches is visible, with the name 'LOBERO TRUST' partially legible above one of the arches. The entire background is overlaid with a semi-transparent blue filter.

Historic Preservation

Active – Recently Completed

- ◆ 191 structures added to the City's Potential Historic Resources List in the past year as individually eligible historic resources.
- ◆ Approximately 300 contributing properties in the six proposed historic districts have also been added to the City's Potential Historic Resource List

The background image is a collage. On the left, two cyclists are riding past a sign that says 'MISSION'. In the center, there is a large, ornate historic building with two towers. On the right, there is a building with arches and a sign that says 'LOBERO TREATY'.

Historic Preservation

Active – Short Term

- ◆ Ord. Committee discussions Re: Citywide Historic Districting Plan & Administrative Guidelines
- ◆ Citywide Historic Resource Guidelines & Historic Architectural Styles Guide
- ◆ Public outreach and meetings for listing and designations of Potential Historic Districts

The background image is a collage. On the left, two cyclists are riding a road bike. In the center, there is a large, ornate historic building with multiple domes and towers. On the right, there is a building with a series of arches, with the name 'LOBERO THEATRE' visible above them. The entire image has a blue tint.

Historic Preservation

Active – Short Term (continued)

- ◆ Historic Incentives- Zoning Relief and Code Alternatives- Planning Intern
- ◆ City Landmark & SOM designations- Planning Intern
- ◆ Historic Resources database records, parcel tag and street file updates- Planning Intern

The background of the slide features a blue-tinted photograph. On the left, two cyclists are riding past a sign that reads 'MISSION'. In the center, there is a large, historic mission building with two prominent bell towers. On the right, a portion of another building with arched windows is visible, with the name 'LOBERO' partially legible above the arches.

Historic Preservation

Pending – Short Term

- ◆ Website California Historic Resources Inventory Database (CHRID) software- Draft Services Contract under review
- ◆ Proximity to historic resources mapping
- ◆ Archaeological sensitivity mapping Mission Complex and Waterworks Areas
- ◆ PDF scanning of all Archaeological Reports

Long Range Planning

Project Ranking	Project Description	FY12/13 2012-2013	FY14 2013-2014	FY15 2014-2015	FY16 2015-2016
1	Housing Element Certification by HCD	✓			
2	Historic Resources Element	✓			
3	Average Unit Size Density Program Project Review Process	✓	✓ X		
4	Nonresidential Growth Management Prgm Traffic Thresholds	✓	X		
5	Zoning Map Amendments	✓	✓		
6	Highway 101 Air Quality Setback	X	X	X	
7	SB 375 Sustainable Communities Strategy 2014 Housing Element Update	✓	✓ X	X	
8	Climate Action Plan	✓			
9	Safety Element	✓	✓		
10	Adaptive Management Program	✓	X	X	X
11	Emergency Shelter Zoning		X		
12	Building Height Over 45 Feet	✓	✓		
13	Alternative Transportation Demand Analysis	postponed			
14	Arts Master Plan	X	X		
15	Environmental Resources Element				X
16	Local Coastal Program Update		X	X	X
17					



Discussion Items



Local Coastal Program Update

- ◆ Local Coastal Program (LCP)
 - Land Use Plan (LUP)
 - Implementation Plan (IP)
- ◆ Coastal Commission Planning Grant
 - LCP Policy update
 - Sea Level Rise adaptation
- ◆ Two Year Process
 - Adopted LCP amendments to CCC by April 2016



LCP Sections

- ◆ Land Use
- ◆ Shoreline Access
- ◆ Recreation & Visitor Serving Facilities
- ◆ Environmentally Sensitive Habitats
- ◆ Planning & Locating New Development



LCP Sections (continued)

- ◆ Cultural Resources
- ◆ Coastal Hazards
 - Sea Level Rise
- ◆ Visual Resources
- ◆ Coastal Infrastructure



Not Included

- ◆ Airport LCP Update
- ◆ Harbor Master Plan Update
 - Relevant Policies will be included in LCP



Recent Policy Updates

No Policies Apply in Coastal Zone Until CCC Certifies LCP Amendment:

- 2011 General Plan
 - Land Use & Zoning Map Amendments
- 2012 Climate Action Plan
- 2012 Historic Resources Element
- 2013 Safety Element Update



Regional Coordination

- ◆ Goleta Slough Sea Level Rise Vulnerability Assessment
- ◆ Santa Barbara Area Coastal Ecosystem Vulnerability Assessment
- ◆ City of Goleta LCP
- ◆ County of Santa Barbara Vulnerability Assessment



LCP Process

- ◆ Early Review by Coastal Staff
- ◆ Bren Sea Level Rise Report (May 2015)
- ◆ Draft LUP & IP policies (August 2015)
 - Emphasis of usability, consistency, SLR
 - Two sections at a time
 - PC work sessions & public input



LCP Process

- ◆ Formal Public Workshops (September 2015)
 - SLR Report
 - Draft Land Use Plan
 - Draft Implementation Plan
- ◆ Final Adoption (March 2016)
 - Boards, Commissions & Council
- ◆ CCC Submittal for Certification (April 2016)

The background of the slide features a blue-tinted image. On the left, two cyclists are riding a path. In the center, a mission-style building with two bell towers is visible. On the right, another building with arches is partially shown. The text 'LCP Challenges' is overlaid in a large, bold, yellow font.

LCP Challenges

- ◆ Two Year Timeline and Scope of Work Very Tight
- ◆ Timely Coastal Commission Staff Review Critical
- ◆ No Project “Creep”
- ◆ Sea Level Rise Science and Regional Coordination



Today's Discussion

- ◆ Discuss LCP Update Process
- ◆ Identify Any Additional Issues
- ◆ Council Initiation (March 18, 2014)



NEW ZONING ORDINANCE



New Zoning Ordinance

Key Components

- ◆ Restructure, simplify, and modernize
- ◆ Flexibility in administering the code
- ◆ Align with historic interpretations
- ◆ Address nonconforming situations
- ◆ Parking requirements/designs standard



Considerations/Objectives

- ◆ Carry out General Plan direction
- ◆ Balance protecting neighborhoods, limited growth, and economic vitality
- ◆ Simplify understanding of rules for all
- ◆ Reflect the community's desires
- ◆ Coordinate with update of LCP
- ◆ Subsequent phases to follow



Next Steps

Begin Consultant Process

- Draft Scope of Work / PC Hearing- April 17
- Request for Proposal issued in June
- Consultant contract at Council in September

Recommended Initial Process

- ◆ Work closely with Council and PC
 - NZO Joint Committee appointed in April
 - 2 Council and 3 Planning Commissioners
 - First order of business: review refined Scope of Work for consultant services in May
- ◆ Initial meetings with Focus Groups prior to finalizing scope



Public Outreach

Public Outreach including:

- Outreach to known focus groups
- Website and perhaps social media
- Notices and Display Ads
- Press Releases and Channel 18
- Consultant recommendations for public input



Challenges

- ◆ Keeping project moving along
- ◆ Avoid project “creep”
 - Not updating all ordinances - for example:
 - Condominium Conversion Ordinance
 - Inclusionary Housing Ordinance
 - Transfer of Existing Development Rights
- ◆ Completion estimated at two years from hiring consultant



Questions for Discussion

- ◆ Do you support the idea of more flexibility in administering the code?
- ◆ Should the “working” advisory committee consist of two CC members and three PC members?
- ◆ Are there any concerns with the initial path laid out for the next steps?