



# CITY OF SANTA BARBARA

## COUNCIL AGENDA REPORT

**AGENDA DATE:** December 11, 2008

**TO:** Mayor and Councilmembers

**FROM:** Planning Division, Community Development Department

**SUBJECT:** *Plan Santa Barbara Draft Policy Preferences Report, And Next Steps For Environmental Impact Report*

### RECOMMENDATION:

That Council direct staff to initiate CEQA environmental review for the *General Plan Update: Draft Policy Preferences Report, December 2008*, as the draft General Plan sustainability framework and draft policy direction for updating the City General Plan and growth management program, and direct staff to proceed with Phase III of the *Plan Santa Barbara* process in order to update the City's General Plan Land Use Element, Land Use Map, and Housing Element.

### EXECUTIVE SUMMARY:

This staff report presents the *General Plan Update: Draft Policy Preferences Report, December 2008*, which contains an overview of a new sustainability framework for the City's General Plan, and draft goals, objectives, and policies for each of seven newly proposed newly defined general plan elements. The staff report provides a brief background on *Plan Santa Barbara* (through the Planning Commission hearings on the draft policy preference held in September and November of this year), and an overview of key features of this milestone report. It also describes the alternatives that staff is suggesting should be analyzed in the environmental impact report, and lists the tasks to be addressed in the next phase of *Plan Santa Barbara*. The attachments to this report provide descriptions of the proposed General Plan elements, on-going work addressing historic resources to be incorporated into the updated General Plan, and the details of the growth scenarios comprising possible alternatives for analysis in the EIR.

### DISCUSSION:

#### I. Background

The *PlanSB* General Plan Update project was undertaken to address: 1) the December 31, 2009 sunset of Charter Section 1508 which established the non-residential growth management for 1990-2010; 2) the update of the Housing Element; and 3) the growing interest over environmental sustainability and related issues of climate change, peak oil and public health risks. Because all of these issues have broad policy considerations, a new General Plan sustainability framework is proposed to provide over-arching direction as to how the new City goals and policy changes will be integrated with the General Plan.

Becoming a more sustainable community is the focus of this General Plan update and the resultant draft framework. The proposed goals and draft policies included in the *General Plan Update: Draft Policy Preferences Report* are the result of an 18-month public participation process, including input from all of the following: three series of community workshops, dozens of small group meetings, information forums, Planning Commission work sessions, Council status reports, a youth survey, a telephone survey of residents, and hundreds of written comments, letters and e-mails.

The Planning Commission has been very involved in the *Plan Santa Barbara* process and the development of this report through their public hearings, special work session, and a subcommittee that worked closely with staff. The Planning Commission held four hearings on the report on September 10 and 11, September 25 and November 13, and the document underwent refinements and improvements as a result of both public input and the Commissioners' comments at each meeting. The Planning Commission has prepared a separate memorandum to the Mayor and City Council which accompanies their recommendations (Attachment 1).

Two revisions included in the report as a result of the November 13<sup>th</sup> Commission meeting involve the disposition of existing non-residential square footage if not rebuilt (Policy LG7, Disposition of Existing Non-Residential Square Footage if not Rebuilt), and the building height limits in downtown (Policy CH10, Building Height Limits in Downtown, Downtown Residential Buffer Areas and Next to Historic Structures). Policy LG7 (Disposition of Existing Non-Residential Square Footage if not Rebuilt) has been revised to advocate study of modifying the right to transfer square footage from an existing building that is not re-built on the same property. Reference to the current 60-foot building height limit for commercial zones in the Downtown has been deleted from CH10, Building Height Limits in Downtown, Downtown Residential Buffer Areas and Next to Historic Structures given the split opinion among the Planning Commission and in deference to the upcoming ballot measure in November, 2009.

## **II. Key Features of *Plan Santa Barbara***

**General Plan Framework** – The draft document under consideration today is the proposed sustainability framework for the General Plan update containing principles, goals, objectives, and almost 150 policy updates that has emerged from the *PlanSB* process. Updating the current elements and associated policies consistent with the sustainability framework and new draft policy directives will be completed in subsequent phases. The report also defines the project description for upcoming environmental review, which will inform the remaining update process. A preliminary outline of alternatives to the proposed project to be analyzed in the EIR are discussed later in this report.

The *General Plan Update: Draft Policy Preferences* report focuses on defining sustainability and explaining how it is being addressed through the General Plan, and the key City policy amendments that relate to making Santa Barbara more sustainable. It also provides a conceptual description of the framework's relationship to the entire General Plan, and an initial approach to reorganization of previous elements of the general plan as well as the inclusion of proposed new elements.

The *Draft Policy Preferences* report essentially contains four sections: 1) the Introduction explains the purpose of the General Plan and reasons for this update; 2) the History, Trends and Policy Drivers section provides the context for the approach being taken to update Santa Barbara's General Plan; 3) the Sustainability Framework defines sustainability for Santa Barbara, the principles that guide development, the structure of the General Plan, as well as an outline of the adaptive management program. The remaining section 4) presents draft goals, objectives and policies for each of the newly defined General Plan elements, which will include:

- Land Use and Growth Management
- Economy and Fiscal Health
- Environmental Resources
- Historic Resources and Community Design
- Housing
- Circulation
- Public Services and Safety

It is intended that all the elements will eventually be part of a single, comprehensive and integrated General Plan document. However, it is not proposed that the sections of this report replace current elements. Rather, the intent is to supplement current General Plan policies, many of which will remain in force, and will likely be brought into the new elements as they are reviewed and updated in subsequent phases of the *PlanSB* process. The proposed elements are briefly described in Attachment 2.

**Sustainability** – Several draft policies are noteworthy because of their contribution toward the goal of a more sustainable community. The key policies proposed to be incorporated into the Land Use and Growth Management Element of the General Plan include the following growth management policies:

- LG1, Resource Allocation Priority;
- LG2, Limit Non-Residential Growth; and
- LG3, Future Residential Growth.

In combination with the following policies related to community benefit land uses and future growth locations:

- LG10, Community Benefit Non-Residential Land Uses;
- LG11, Community Benefit Residential Land Uses;
- LG9, Mobility Oriented Development Area (MODA); and
- LG15, Sustainable Neighborhood Plans (SNP).

These policies, supported and complimented by numerous policies throughout the elements, could result in reduced resource consumption, reduced generation of greenhouse gases and air pollution, an increased diversity and affordability of the City's residential stock, enhanced public open space, and opportunities for healthier lifestyles, while maintaining the historic character of the City.

**Adaptive Management** – An Adaptive Management Program is proposed to provide an evaluation, feedback, and adaptation mechanism to track progress toward achieving the plan's goals, objectives and desired outcomes. Adaptive management enables revision of policies and implementation measures throughout the 20-year planning period to effect course corrections in response to external trends or unintended consequences. Adaptive management is a critical component of the plan particularly as it applies to the Growth Management policies that require resource monitoring to ensure growth and development do not exceed resource capacities.

**Growth Management** – The key growth management policies (LG1 – LG3) address non-residential growth limitation and residential growth provisions. Policy LG1, Resource Allocation Priority, would establish priority allocation of future resource capacity for additional growth to affordable housing development over other types of development.

Policy LG2, Limit Non-Residential Growth, would extend existing Charter Section 1508 policies (Measure E non-residential growth cap) to the year 2030, by limiting net new non-residential development to the remaining unbuilt Measure E square footage. New allocation categories and their respective sq. ft. amounts would need to be developed (including 82,912 sq. ft. for small additions) for a total of 1.5 million sq. ft. The policy would also extend separate square footage provisions for minor additions, redevelopment of existing non-residential square footage; and sphere of influence area annexations. Additional square footage information on existing and proposed Measure E non-residential development assumptions is shown on Attachment 3.

<b>Proposed Measure E Square Footage Amounts</b>	
Allocated	600,000 sq. ft.
Unallocated (include small additions)	900,000 sq. ft.
<b>Sub-total Measure E</b>	<b>1,500,000 sq. ft.</b>
Non-Measure E: minor additions, demolition/reconstruction, City sphere	500,000 sq. ft.
<b>Total</b>	<b>2,000,000 sq. ft.</b>

Timely monitoring and implementation of the proposed adaptive management program would be required for findings to support the policy and charter standards for living within our resources. In addition, LG2, Limit Non-Residential Growth, is tied to Policy LG10, Community Benefit Non-Residential Land Uses, to ensure that future new non-residential development provides uses beneficial to the community.

Policy LG3, Future Residential Growth, provides broad policy language to address both the objectives of living within our resources and meeting state requirements and regulations for General Plan Housing Element updates. The proposed language does not establish a specific limit on the number of future residential units, which both complies with state law and which provides flexibility in how these objectives may best be balanced. Provisions are included for monitoring and adaptive management to ensure there are sufficient resources capacities to support future residential development.

No numerical residential cap is included, because LG1, Resource Allocation Priority, sets residential as the priority, and the amount of residential growth would necessarily be limited by resource constraints. This approach could avoid potential conflict between Land Use/Growth Management policies and State Housing Element regulations. LG3, Future Residential Growth, is paired with LG11, Community Benefit Residential Land Uses, to ensure that future new multi-family and mixed-use residential development emphasizes affordability and the provision of open space.

**Economics** – Another new element will address the economy, and fiscal matters relating to land use and development, and the provision of public services and facilities in the City. While these issues have always been integral to planning, collecting the existing economic policies found in the current General Plan elements together with the draft framework policies into a separate element should increase visibility and parity in a manner consistent with a more sustainable approach. This is timely in light of the recent Infrastructure Financing Taskforce Report presented to the Council's Finance Committee and the full Council in November, and Council discussions related to possibly instituting development fees to finance infrastructure improvements.

**Mobility-Oriented Development Area (MODA)** – The MODA is the expected focus area for future growth and change within the City, characterized by a mix of commercial and residential uses clustered around dedicated transit stops or “nodes,” and within pleasant walking or biking distance to commercial services, parks and recreational opportunities, and transit.

Within the MODA, the General Plan would strive to provide:

- “Connectivity”, place making, and civic engagement
- Explicit land use and circulation policy connections through the Transit Nodes
- Increased mobility – capital improvement and transit planning
- New standards for workforce housing and smaller units
- Strengthened retail and workplace centers
- Revised parking standards

**Sustainable Neighborhood Plans (SNP)** – This policy creates a program whereby neighborhoods around the City would be evaluated and identified if appropriate for having a SNP. These neighborhood plans would be initiated through a neighborhood outreach process starting in Phase IV of the update process with the goal of increasing sustainability while maintaining the unique character of each neighborhood. The results envisioned are diverse neighborhoods where residents could live, recreate, and have basic needs met without having to depend on an automobile.

**Historic Resources** – A new Historic Resources and Community Design Element is proposed to contain policies currently in the Land Use, Housing, and Conservation Elements, as well as other new policies identified in the Draft Policy Preferences report which compliment and strengthen existing preservation policies. The Design Review team is currently working on variety of projects to further protect historic resources and community character which will be incorporated into the new Historic Resources and Community Design Element (Attachment 4). In addition to historic resources, this element would also offer a set of draft policies for design guidelines and standards (such as Form Based Codes) that, in combination, address what development in the Downtown and other commercial areas should look like and what public amenities should be provided.

## **V. Preliminary Outline of Alternatives for EIR Study**

Santa Barbara is largely a built-out city. Existing development is estimated to include 21.3 million square feet of non-residential development and 37,412 residences. As a result, most development involves redevelopment of already developed sites, and there is a strong continuing policy to live within our resources. As such, it is expected that (as discussed below) there would be a very small increment of net additional non-residential and residential growth over the next 22 years, to the year 2030.

*Plan Santa Barbara* discussions to date have identified the range of future growth scenarios for comparative impact analysis in the environmental impact report (EIR). The EIR analysis of growth scenarios will cover 1 to 3 million square feet of additional non-residential development. This range encompasses amounts of non-residential growth suggested by the public and Planning Commission.

The EIR needs to be a reasonable and objective analysis, yet mindful that policies and market forces also affect the amount of residential growth that occurs. Staff has estimated a net increase of 2,800 housing units as a realistic maximum build-out over the next 22 years based on historic rates under either existing policies or proposed *Plan Santa Barbara* policies. The EIR will also look at a range of residential growth scenarios, including 2,000 housing units based on lower growth policies; 4,500 housing units based on limiting discretionary regulations and supporting greater densities differing from existing or proposed *PlanSB* policies, and 7,000 housing units as a potential longer-term full build out.

A range of alternative policy options, beyond the policies in the *PlanSB Draft Policy Preferences Report*, would also be studied in conjunction with the above quantified alternatives for non-residential and residential development to reflect policies under continuing community discussion in this process, such as lowering height limits, increasing housing density provisions, etc. Attachment 5 provides a chart and description of preliminary assumptions for EIR alternatives to be studied, to reflect the *Draft Policy Preferences*. This continues to be a preliminary outline of alternatives, and will be further considered as part of the EIR public scoping process to occur in January 2009, and refined during the process to develop the Draft EIR.

## **VI. *Plan Santa Barbara* Phase III (2009/2010)**

This next phase will continue to include community input and discussion in public meetings. During Phase III, the preparation of the updated Land Use Element, associated Land Use Map, Housing Element, and the Environmental Impact Report will proceed. Staff will present the Phase III work program at the next joint City Council/Planning Commission work session tentatively scheduled for February of 2009. The main work products in Phase III include:

- Environmental impact assessment
- Economic study
- General Plan framework
- Land Use Element and Land Use Map
- Housing Element
- Adaptive Management Plan
- Adoption Actions

The Phase III work should lead to Final EIR certification and Council adoption of Final General Plan documents, including the overall General Plan sustainability framework and policy direction, the Land Use Element and Map, and the Housing Element in the first part of 2010. Updates of other General Plan elements would proceed in subsequent phases of the *Plan Santa Barbara* process.

Phase IV, commencing in 2010, would concentrate on development of implementation measures for the previously updated General Plan elements, and for the Adaptive Management Program. Land Use implementation measure could include amendments to the Zoning Ordinance and Zoning Map, initiation of Sustainable Neighborhood Plans, and Form Based Design Guidelines/Codes.

#### **BUDGET/FINANCIAL INFORMATION:**

Plan Santa Barbara is an approved multi-year project and is funded through Phase III. The consultant contract for preparing the EIR is included in the current budget. The preponderance of work on Phase III will be performed using existing staff resources, with some assistance from planning consultants already under contract to the City.

#### **SUSTAINABILITY IMPACT:**

Initiation of the environmental process and Phase III of Plan Santa Barbara should not have any sustainability impacts. A primary purpose of the update to the City's general plan is to increase the sustainability of the Santa Barbara as a community.

- ATTACHMENTS:**
1. Planning Commission memo to the City Council dated December 4, 2008
  2. Descriptions of Proposed General Plan Elements
  3. Measure E Non-Residential Development Assumptions (2008-2030)
  4. Current work effort relating to historic resource protection and maintenance of community character
  5. Preliminary Outline of EIR Alternatives

**Note:** The *General Plan Update: Draft Policy Preferences, December 2008 Report* and related documents have been provided to Mayor and Council under separate cover, and are available for review at the City Clerk's Office. Copies are also available at the Planning Division, 630 Garden Street, or can be viewed at [www.YouPlanSB.org](http://www.YouPlanSB.org).

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**APPROVED BY:** City Administrator's Office



**Memo From Planning Commission to City Council re: Policy Preferences Report**

The Planning Commission is pleased to transmit the revised Draft of the Policy Preferences Report for your review and designation as a “project” for CEQA review purposes. The Commission forwards this document with its unanimous support (6-0). In general, we feel that the document is a well structured, statement of the values, vision, community interests, strategic opportunities and policies that should guide the City into the coming decade and beyond. The Adaptive Management Framework that augments the policy language will provide the necessary monitoring and feedback loop that is necessary to ensure that the General Plan Update is an organic document, responding to environmental, economic, social and cultural changes over time.

It is also important to note that the Commission felt it was important to highlight its convergent and divergent perspectives on several important issues. However, in the interest of moving the document forward, the Commission chose to forward its recommendation with a statement detailing these important perspectives.

**Non-Residential Growth:** The Commission could not achieve consensus on the limitations to non-residential growth. By a straw vote of 4-2, the Commission supported reducing the amount of non residential growth from the 2.0 – 2.2 million sq. ft. maximum (this includes allocated square footage i.e. Measure E and non-allocated such as reconstruction and minor additions) contained in the revised draft to 1.5 million sq. ft. total maximum. The preference for this lower growth scenario was based upon recognition of the jobs-housing imbalance and the strong focus within the document on sustainability. Many on the Commission felt that the higher range was simply unsustainable and inconsistent with the concept of living within our resources. Those in the minority were of the opinion that it was not appropriate to lower the growth amount at this time, in particular there was a concern that the business community did not have an opportunity to weigh in and there recognition that a certain amount of non-residential growth is needed for economic vitality. There was also a discussion of limiting minor additions and small additions as a way of reducing overall non-residential growth to a more sustainable level that would not exacerbate the jobs housing problem currently facing the City and South Coast. Finally, Staff and the Commission discussed the need to revisit and refine the methods and categories of square footage described in Measure E, to adapt its successor to the City’s evolving future needs.

**Transfer of Existing Development Rights:** The Commission explored the issue of reducing or eliminating unused transfer of existing development rights credits as a vehicle for reducing non residential growth into the future. While not taking a straw vote on this issue, some commissioners were of the opinion that such a change could help in reducing the overall non-residential growth limitations while others felt that TEDRs were important from a redevelopment perspective and that adequate controls are in place to review and manage TEDR developments.

Some members of the Commission suggested that resource demands also be transferred with development rights, so that, for example, if a commercial project were redeveloped with a mixed-use project, the traffic-generation rights be transferable to another site within the City.

**Sequencing of the Land Use and Housing Elements:** The Commission as a whole felt that it was important not to complete the Housing Element before the Land Use Element Update because such a move could prejudice the Land Use Element. Staff concurred with this perspective

**Wording of the “Objectives” within the Report:** Several of the Commissioners voiced concern over the wording of the Objectives Subsection at the beginning of each of the topical issue areas. They expressed a lack of confidence in the wording as being too vague and unconnected to other portions of the report. The Commission expressed a desire to work with Staff to tighten up the language so that the objectives functioned as performance standards to measure effectiveness. It was also noted that the Report’s adaptive management framework could help to refine these objectives over time. Staff agreed with the Commission that opportunities would be provided to further fine tune these points in early 2009.

**EIR Focus on Alternatives:** The Commission raised issues with the manner in which the Alternatives were characterized by City staff in its staff report. The observation was made that the EIR’s Alternatives assumptions were focused on the past (accommodate remaining Measure E growth levels) rather than on achieving the vision of the plan (creating a sustainable community). It was also suggested that describing alternatives simply in terms of a residential growth component and a non-residential growth component was overly constraining. Suggestions were made that the alternatives be future focused and redefined so as to allow for a more functional approach to crafting an environmentally superior mix of policies or growth management strategies, should they exist. Suggestions were made that the EIR be structured to “mix and match” the range of residential and non-residential alternatives, as a means of attaining an optimal project.

Overall, the Commission was pleased with the revised draft Policy Preferences Report and acknowledged the hard work and quality input of the public and various civic organizations.

## Proposed General Plan Elements

The following list identifies the proposed elements for the updated General Plan and gives brief descriptions of their content. State law mandates seven elements – Land Use, Housing, Circulation, Conservation, Open Space, Noise and Safety – but does not mandate how local government achieves this requirement, nor prevents local government from creating additional elements. Currently, the city of Santa Barbara’s General Plan includes a Parks and Recreation Element, a Scenic Highways Element and Seismic Safety Element in addition to those mandated by the State. The following descriptions identify where each of the current elements are included, wholly or in part, in the proposed General Plan elements.

**Land Use and Growth Management** – This element is proposed to contain the policies for the land use categories, land use map, and growth management that are in the current Land Use Element. A significant new policy proposes creation of a Mobility Oriented Development Area to better integrate land use and circulation policies. Other draft policies address how to manage the next increment of growth for both non-residential and residential land uses. For non-residential growth, a range of 1 to 3 million square feet of building space would be allocated over the 22-year period to 2030. For residential growth, a range of 2,000 to 4,500 new residential units would be planned for between now and the year 2030. Land use policies from the Circulation Element will be brought into the new Land Use Element and it will continue to contain the Parks & Recreation, Open Space and Scenic Highways Elements.

**Economy and Fiscal Health** – This new element covers both local and regional economic considerations, and will pull together policies promoting economic resiliency and equity. Draft framework policies address green businesses, local small businesses, and employment for local residents, including a number of policies that would require the City to take a more proactive role in recruiting and retaining green businesses and encouraging training and employment of local residents.

**Environmental Resources** – This element combines the existing Noise, Safety and Seismic Safety elements with portions of the Conservation Element and will feature a major new section regarding energy and climate change. Proposed energy policies address energy conservation in new construction and encourage the use of alternative energy resources. The main climate change policy will produce a Climate Change Action Plan for the City, as mandated by new State law. Other policies address air quality, and protection of creeks and the urban forest, among many other policies in this proposed element. One policy section addresses the new topics of food and agricultural resources.

**Historic Resources and Community Design** – This element is proposed to contain policies currently in the Land Use, Housing, and Conservation elements. Under this element, the framework offers a set of draft policies for design guidelines and standards that, in combination, address what development in the Downtown and other commercial areas should look like and what public amenities should be provided. The draft policy on building height proposes is silent on the current height limits of 60 feet in some commercial areas, but suggests lower, stepped-back heights adjacent to residential areas and historic structures. The draft policies in the Historic Resources section of this element identify proposed policies to compliment and strengthen existing preservation policies.

**Housing** – These goals and policies will receive a more focused review in conjunction with all existing housing policies during the state mandated Housing Element update process that is running parallel with *PlanSB*. The draft housing policies included in the framework primarily address ways to increase the provision of affordable housing and retain or increase rental housing, while also maintaining the small-town character of Santa Barbara. One policy would encourage and facilitate second residential units in selected residential areas. The draft housing policies provide an example of addressing the interconnected goals of sustainability, in this case affordable housing and community character.

**Circulation** – This element was updated in 1997 and remains visionary in terms of a community that seeks to become more sustainable. The draft policies are minor revisions to existing policies that are intended to better integrate circulation policies with the other elements, and give greater emphasis to alternative modes of transportation and the need to reassess parking requirements. Many of these policies could reduce community dependence/use of oil thereby advancing the energy conservation goals of this update process.

**Public Services and Safety** – In addition to most publicly-provided services and facilities, such as water and sewer, and fire and police, this element would also include policies for public utilities (currently in the Circulation Element) and emergency preparedness.

MEASURE E NON-RESIDENTIAL DEVELOPMENT ASSUMPTIONS 2008-2030

<p><b>Non-Residential Growth Management Policies</b></p>	<p><b>“No Project” Alternative</b> <i>Future Build-out Assumptions 2008-2030 (SF)</i></p>	<p><b>Project</b> <i>Future Build-out Assumptions 2008-2030 (SF)</i></p>
<p><b>“Measure E”</b> Extend Measure E/Charter with remaining non-residential square footage</p>	<p>Remaining Measure E Sq Ft: <b><i>Allocated:</i></b> Approved Projects 129,401 SF Pending Projects <u>480,311 SF</u> <i>Subtotal-Allocated 609,712 SF</i></p> <p><b><i>Unallocated:</i></b> Vacant 316,110 SF Community Priority 32,781 SF Economic Develop 398,485 SF Small Additions <u>60,000 SF</u> <i>Subtotal-Unalloca. 807,376 SF</i></p> <p><i>Subtotal 1,417,088 SF</i></p>	<p>Remaining Measure E Sq Ft <b><i>Allocated:</i></b> Approved Projects 129,401 SF Pending Projects <u>480,311 SF</u> <i>Subtotal-Allocated 609,712 SF</i></p> <p><b><i>Unallocated:</i></b> Remaining Sq Ft could be reassigned to among the Vacant, Community Priority, Economic Development, and Small Additions categories. <i>Subtotal-Unalloca. 807,376 SF</i></p> <p><i>Subtotal 1,417,088 SF</i></p>
<p><b>Small Additions (&lt;3,000 SF)</b> Continue Zoning provisions for up to 30,000 sf/year in Small Additions.</p>	<p style="text-align: right;"><b>336,000 SF</b></p> <p>60,000 SF remaining in Measure E category above is amount for 2 yrs. 30,000 sf/yr allowed by Zoning 18,000 sf/yr average historic build-out 18,000 sf/yr x 22 yrs = 396,000 sf 396,000 sf – 60,000 sf [remaining in Measure E Category] = 336,000</p>	<p style="text-align: right;"><b>82,912 SF</b></p> <p>Added to remaining Measure E above to bring total up to 1,500,000 SF Any additional Small Additions would be assigned from the remaining Unallocated Measure E sq ft of 807,276 SF.</p>
<p><b>TOTAL</b></p>	<p style="text-align: right;"><b>1,753,088 SF</b></p>	<p style="text-align: right;"><b>1,500,000 SF</b></p>

## **Design Review & Historic Preservation Section Special Work Assignments 2007/2008**

### ➤ **NPO Update- Underway**

- Single Family Residence Design Guidelines Update-Clean up- completed
- 2 year status report due to start 5/2009-Pending

### ➤ **Compatibility Findings-/Consideration- Underway**

- City Council- Adopted and completed
- Implementation steps- Underway

### ➤ **Design Guidelines- Current Updates**

- El Pueblo Viejo Guidelines Update- Underway
- Outer State Street Design Guidelines-Pending
- Chapala Street Design Guidelines- Addendum Pending

### ➤ **Pending – Short Term**

- Builtgreen Application Procedures-Completed
- Subdivision Design Review SFDB Guidelines-
- Solar Awards Procedures Manual & Photo coordination-Completed
- Sign Ordinance Amendments- Sign Guideline Update-Underway

### ➤ **Pending - Long Term**

- Appointments for DR application submittals
- Wireless Facility/Antenna Ordinance Amendments
- Multi-Family Design Guidelines
- Haley/Milpas Design Manual Update
- Demolition by Neglect Ordinance

### ➤ **Historic Preservation Work Program (HPWP)**

Historic Preservation Work Program was developed in 1997 to guide the work assignments of Planning Staff. Council has been given periodic updates to explain when key components of the program have been presented. In addition, funding requests have been made to ensure the completion of Historic Resource Survey work.

Council has supported budget fund allocations for **Historic Survey** efforts

1. Completion of Waterfront Area Survey- Over 500 properties (HLC Recommendations to City Council)- Pending
2. Lower Riviera Survey - Over 1,000 properties; Two-Phases (1st Phase completed 2005, 350 Properties)- Lower Riviera Special Design District established-2006 Lower Riviera Special Design District Guidelines adopted-2006 (2<sup>nd</sup> Phase)- 650 Properties- Pending
3. Lower West Downtown Survey associated with Lower Mission Creek Improvement Project- Focused on 67 properties- To be funded by Mission Creek Flood Control Project - Pending
  - i. HPWP Status Update at Council - Pending
  - ii. Financial/Preservation Incentives- Mills Act Ordinance-Pending Ord. Amendments to be drafted @ Ord. Committee Program/selection criteria under development
  - iii. Revisions to the City's Potential List/MEA - Pending
  - iv. Lower Riviera and Waterfront Survey Recommendations- Pending
  - v. Citywide Historic Districting Plan & Guidelines-Pending

**Financial/Preservation Incentives-** Council has expressed interest at several past hearings on methods to encourage and assist property owners in preservation of their historic properties. Council members have also participated in discussions with individual property owners to encourage designation of properties.

#### Mills Act State Program-

Is a property tax abatement program that the City may adopt that allows property owners to achieve property tax savings by repairing and maintaining designated historic properties. Program/selection criteria are required to be developed to establish the parameters and types of properties that may be deemed eligible for inclusion the program.

Other Zoning and Building code relief incentives are to be considered. Including providing for flexibility on parking requirements when they would trigger adverse impacts to the historic integrity of a site. Building code alternatives are also being discussed with Building and Safety and Fire Dept. officials to allow alternative code compliance solutions that would limit the amount of exterior alterations to historic properties.

#### **Revisions to the City's Potential List/MEA**

When the City adopted the Demolition Ordinance in 2004. Council instructed Staff to verify that the City's List of Potential Resources was correct and that it be evaluated within two years to determine if all the properties merited inclusion. The initial screening task was completed in 2007 with the removal of approximately 32 properties. City staff continues to review, amend, and update all the lists of designated properties and identified as having potential historic significance.

## **New Historic Districts**

- Citywide Historic Districting Plan-Pending
- Riviera Campus Park- Completed; 2004
- El Encanto-Pending
- West Beach Tourist & Residential District -Pending
- Lower Riviera Historic Bungalow District (Requested by neighborhood)- Pending
- Lower Riviera Survey Efforts- Other identified Historic Districts possible- Pending
- Brinkerhoff District- rename from Landmark District-Pending
- El Pueblo Viejo- Core Downtown Historic Districts-Pending
- Cabrillo Blvd- Local District Designation- Future

## **Demolition Review Ordinances**

- Adoption of demolition controls to prevent the issuance of ministerial demolition permits of potentially significant structures –Completed; Ord. Adopted 2004
- Adoption of Administrative Regulations that explain Use of City's Potential list and outline City Historic Survey efforts-Completed; Adopted 2004
- Update Properties identified and placed on the City's Potential List would also be afforded additional protection to prevent partial demolition or alterations that destroy character defining features- Completed; 2007
- Adoption of Demolition by Neglect Ordinance- Future

## **Incentives for Preservation**

- Studying methods to encourage more designations. Create a Sub-Committee of HLC and Council to actively seek and advocate for designations.- Completed 1999
- Zoning and other economic incentives- Pending
- Adoption of Mills Act Program-Pending
- Zoning and building code relief incentives-Pending

## **New Historic Records Database**

- Organize City Historic Records into one database. Goal is to provide future access via the City's Website of the City's Historic Survey Records/DPR Form records. Including Digital electronic copies of photographs, newspaper articles and Historic Structures/ Sites Reports. -Pending



*Plan Santa Barbara*  
**Preliminary Outline of EIR Alternatives**  
November 2008

The following summarizes a preliminary outline of growth and policy assumptions for alternatives to be studied in the upcoming *Plan Santa Barbara* EIR.

The “No Project” Alternative would evaluate the impacts of additional future growth to the year 2030 assuming that historical growth rates continue into the future and current policies continue unchanged. This will provide a baseline impact analysis to compare the impacts under different policy sets or amounts of growth in other alternatives. The No Project assumption for nonresidential development includes a Measure E cap of 1.7 million square feet and additional 0.5 million square feet for minor additions, redevelopment, and potential sphere area annexations that are apart from the Measure E cap per current policies. Based on historical growth rates, 2,800 additional residential units would be assumed to develop within the City over the next 22 years for purposes of impact evaluation.

The Project alternative would be the main impact analysis in the EIR, and would evaluate the impacts of the *Plan Santa Barbara* set of policy changes, which seeks to balance among objectives for living within resources and retaining community character with objectives to maintain a healthy economy and provide more affordable housing. The nonresidential growth assumption is based on proposed policy LG2 which would establish a Measure E growth cap of 1.5 million square feet, and an additional separate 0.5 million square feet is assumed for minor additions, redevelopment, and sphere annexations, per continuing policies. Historically, it has not been the policy of the City to specify a cap on residential units as part of the Measure E growth management policies, and the draft policy LG3 for future residential development does not specify a maximum number of units. Similar to the No Project Alternative, future growth of 2,800 residential units over the next 22 years would be assumed, based on extrapolating historical rates. There are many market factors affecting the amount of residential build-out beyond City land use and growth management policies. This represents a reasonable maximum build-out assumption under the proposed *Plan Santa Barbara* policies. The policies focus on the type, location, design, and users of residences, but do not necessarily provide measures for major increases in the rate or numbers of units likely to be built within the time frame of the plan.

Alternative Policies 1 would provide a comparative impact analysis using a low nonresidential build-out assumption of 1.5 million square feet total (1.0 million sq. ft. Measure E, 0.5 million sq. ft. for Non-Measure E). Also a lower residential build-out of 2,000 units would be assumed, based on alternative policies to current policies or draft *Plan Santa Barbara* policies, such as lower building heights, retaining higher parking standards, retaining second unit restrictions; and providing that mixed use projects cannot maximize both nonresidential and residential build-out on a given site.

Alternative Policies 2 would provide a comparative analysis using a similar low nonresidential build-out assumption (1.5 million square foot Measure E cap, 0.5 million square feet for Non Measure E), but a higher residential build-out assumption of 4,500 dwelling units, based on alternative policies that could potentially produce substantially more units than have historically occurred. Such policies may include retaining or increasing building height limits; increasing development density provisions; further lowering parking requirements; more areas and incentives for 2<sup>nd</sup> units; and downshifting of housing permit requirements. This alternative would also address impacts associated with the Regional Housing Needs Allocation (RHNA) of 4,300 units.

The Higher Growth Alternative would evaluate the upper ends of the growth ranges under consideration, assuming nonresidential growth of 3 million square feet and residential growth of 7,000 units. This represents a longer-term, “full build out” scenario using Project policy set.

# Preliminary Outline of *Plan Santa Barbara* EIR Alternatives

## *Overall Policy and Growth Scenario Assumptions*

November, 2008

<i>Preliminary</i> EIR Policy Alternatives	Assumptions for Study of Future Non-Residential Growth 2008-2030 Square Feet (SF)	Assumptions for Study of Future Residential Growth* 2008-2030 Dwelling Units (DU)
<p><b>“No Project” Alternative</b> Continue current policies</p>	<p>Measure E      1.7 million SF Non-Measure E   <u>0.5 million SF</u>                          2.2 million SF</p>	2,800 DU
<p><b>Project</b> <i>Plan Santa Barbara</i> Draft Policies</p>	<p>Measure E      1.5 million SF Non-Measure E   <u>0.5 million SF</u>                          2.0 million SF</p>	2,800 DU
<p><b>Alternative Policies 1</b> - Lower building height   limitation - Higher parking requirements - Retain 2<sup>nd</sup> Unit restrictions - Mixed use cannot maximize   residential &amp; non-residential   build-out - Limit sphere annexations etc.</p>	<p>Measure E      1.0 million SF Non-Measure E   <u>0.5 million SF</u>                          <u>1.5 million SF</u></p>	2,000 DU
<p><b>Alternative Policies 2</b> - Retain/increase building height   limits - Increase density provisions - Lower parking requirements - More 2<sup>nd</sup> units - Downshift housing permit   requirements; etc.</p>	<p>Measure E      1.5 million SF Non-Measure E   <u>0.5 million SF</u>                          2.0 million SF</p>	4,500 DU
<p><b>Full Build-Out Alternative</b> Potential full build-out in a longer-range period past 2030, and assuming <i>PlanSB</i> project policies.</p>	<p>Measure E &amp; Non-Measure E   3.0 million SF</p>	7,000 DU

*\*The residential growth assumptions listed identify assumed net increase in residential units within the city of Santa Barbara boundaries. There is also potential for additional growth in the unincorporated County within the City Sphere of Influence, which will be considered in the EIR analysis of cumulative environmental effects.*