



CITY OF SANTA BARBARA

COUNCIL AGENDA REPORT

AGENDA DATE: July 13, 2010

TO: Mayor and Councilmembers

FROM: Planning Division, Community Development Department

SUBJECT: Council Work Sessions Regarding *Plan Santa Barbara* General Plan Update

RECOMMENDATION:

That Council hold a series of work sessions regarding *Plan Santa Barbara (PlanSB)* with presentations by staff on topics including but not limited to: an overview of the Draft Proposed General Plan; the Program Environmental Impact Report; Transportation Demand Management; and various policy directives for residential density, development and design policies, and growth management.

DISCUSSION:

On June 22 and 23, 2010, the City Council and Planning Commission held a special joint meeting on PlanSB. At the meeting a status report was provided, the public provided comment, and the Council and Planning Commission discussed the Planning Commission's recommendations on key policies. The meeting also revealed several points of tentative agreement (see attached summary matrix). At the close of the meeting, Council requested staff return to Council for a series of work sessions on a number of important aspects of the proposed *PlanSB* General Plan Update.

Based on the Council's discussion and comments at the joint meeting, the following topics will be presented to help the Council understand these critical components, and facilitate the development of a package of policy preferences that will provide direction for preparation of the *PlanSB* documents for final review and adoption this Fall. The format of the work sessions will be: staff presentations; Council questions and discussion; followed by a brief public comment period. The discussion portion is intended to lead to summary direction at the final meeting. However, to the degree appropriate, such direction may also be expressed at each session.

The proposed schedule and topics are proposed as follows:

Tuesday, July 13: General Plan Overview and Policies

The overview discussion will include the attached summary matrix of comments received by Councilmembers on key policies to help identify areas of tentative agreement and topics where further discussion is needed. Amended policy language will also be reviewed. The General Plan Framework will be explained including sustainability principles, reorganization of the General Plan Elements, guidance for future updates of the Elements, and a focus on the Land Use Element, Land Use Map, and Housing Element.

Tuesday, July 20: Program Environmental Impact Report (EIR) and Transportation Demand Management (TDM)

In the morning, staff and the City Attorney will present both general and specific information regarding the environmental review process including State and local standards for preparation of the EIR, the *PlanSB* EIR analysis and conclusions, certification of a Program EIR, and its use for decision making and findings. Later in the afternoon, a presentation will be made to explain TDM – what it is, what it entails as mitigation in the EIR, and what policies may be developed to consider future implementation of TDM.

Tuesday, July 27 and Thursday, July 28: Residential Density, Development & Design Policies; Growth Management & Development Plan Ordinance; and time permitting Summary Direction

Land use classifications and the associated densities are an essential part of the Land Use Element and Map. Policy direction on density, as well as design and development standards will be carried forward into ordinances and guidelines for future project review. The city's housing goals and policies will have been discussed at the July 13 worksession; this discussion will take a more in-depth look at the higher density incentives, what housing types are expected, and where development will likely occur.

The second objective for these meetings is to examine in more detail the non-residential growth management allocation of 1 million square feet and the associated development categories. Staff will provide information on the current pending and approved projects and how the status of the projects could influence the amount of development available for new "Community Benefit Land Uses." Further we will explain the current Development Plan Ordinance and what is expected to change with respect to the new growth limits proposed.

Tuesday, August 3: Summary Direction for Staff to Proceed with Preparation of PlanSB documents for final Review and Adoption

In the unlikely event that another meeting is needed, this work session would be held to provide summary direction to staff and the Planning Commission.

ATTACHMENT: Summary Matrix, June 23, 2010

PREPARED BY: Bettie Weiss, City Planner

SUBMITTED BY: Paul Casey, Assistant City Administrator

APPROVED BY: City Administrator's Office

Key Decision	Planning Commission Hybrid	City Council Hybrid 2.0	Considerations
General Plan Framework	Sustainability principles; re-organization of Elements; outline for future updates	Sustainability principles; re-organization of Elements; outline for future updates	Re-prioritize “drivers” w/ Economic & Historic Preservation emphasis
Growth Management	Limit non-residential growth to 1.0 mil sq ft	Limit non-residential growth to 1.0 mil sq ft	Consider staff concerns w/ 700K pending & approved
Average Unit Size	1,000 sq ft	1,000 sq ft	Need to be responsive to market for large units
Historic Preservation	EPV buffers (height & density restrictions) around districts and stand alone resources, w/ special treatment around Presidio	Needed and should go forward as high priority	
Rental Housing	50% density increase for rental & employer housing	50% density increase for rental & employer housing; need policy to rebuild rental at existing densities	
Water		Coordinate and explicitly reference Long Term Water Supply Plan	
Targeted Growth	Carefully target Downtown, transit corridors, coastal zone	Focus on the Downtown commercial designations	Consider Upper State street during implementation
Residential Parking Downtown	1.5 max/“unbundled”	“Unbundled”; reduced parking; off-site parking; tandem parking	Need protections for N’Hoods
Inclusionary Housing	Increase requirement from 15% to 25%	Sliding fees, lower for preferred types of development; commercial fee when economy recovers	
Second Units	Relax standards adjacent to transit/comer. & consider relaxing standards City-wide	Include sq ft in NPO Floor Area Ratio (FAR). Ensure neighborhood support.	Consider different needs for different N’Hoods; explore legalization.
Transit Demand Management	“Robust” TDM w/ parking pricing	Phase TDM implementation, contingent on Downtown Organization support	Identify use of future funds, i.e. D.O. support, transit etc.
Building Heights/FAR	2-3 Stories, 4th Story w/ Super Majority; FARs & Form Based Codes implement measures	FAR to include commercial, residential and parking; interim FAR OK	Need more info; consider more open space & setbacks
Residential Density For Multi-Family	27- 45 du/acre & up to 60 du/acre w/super majority for comm. benefit projects. All affordable reviewed case-by case.	27- 45 du/acre & up to 60 du/acre w/super majority for comm. benefit projects; limited to commercial, w/ focus on the Downtown. All affordable reviewed case-by case.	Increase density only in test areas. Density transfer from Gaviota Coast to SB Coast.