



City of Santa Barbara California

CITY OF SANTA BARBARA PLANNING COMMISSION

RESOLUTION 014-10

RECOMMENDATIONS TO CITY COUNCIL ON THE PLAN SANTA BARBARA GENERAL PLAN UPDATE SEPTEMBER 30, 2010

PLAN SANTA BARBARA PROPOSED GENERAL PLAN UPDATE:

Plan Santa Barbara (Plan SB) is the planning process to update Santa Barbara's General Plan. The General Plan shapes the City through goals, policies and programs concerning growth management, environment, housing, transportation and land use to best meet our community needs now and in the future.

The *Plan Santa Barbara* General Plan Update documents include:

- General Plan Policy Framework
- Land Use Element and Land Use Map
- Housing Element
- Partial Amendments to the Remaining Six Elements
- General Plan Appendices

WHEREAS, on September 29-30, 2010 the Planning Commission has held the required noticed public hearings on the proposed *Plan Santa Barbara* General Plan Update.

WHEREAS, two people appeared to speak regarding the proposed General Plan Update, and in addition to the General Plan Documents listed above, the following exhibits were presented for the record:

1. Staff Report with Exhibits, dated September 29 & 30, 2010, including:
 - a. Exhibit A: Memorandum to City Council Regarding Plan Santa Barbara Direction & Next Steps, August 12, 2010
 - b. Exhibit B: Plan SB EIR Project Impact and Mitigation Summary, September 16, 2010
 - c. Exhibit C: EIR Alternative Analysis Summary, September 16, 2010.
 - d. Exhibit D: Listing of GPU and EIR Commenters, September 16, 2010
 - e. Exhibit E: Planning Commission FEIR Certification Findings, September 16, 2010
 - f. Exhibit F: CEQA Findings for Plan Adoption, September 16, 2010
 - g. Exhibit G: EIR Recommended Measures Already Incorporated in Proposed General Plan, September 16, 2010
 - h. Exhibit H: EIR Recommended Measures Needing Determination for Inclusion in General Plan, September 16, 2010
 - i. Exhibit I: Rental/Employer Housing Overlay maps (Option 1 - 4), September 16, 2010

- j. Exhibit J: Draft Implementation Plan Outline for the General Plan Update, September 16, 2010
2. Background on Hybrid Alternative Discussions handout prepared by City Staff
3. Memorandum from AMEC comparing effects of changes in levels of TDM in the Hybrid Alternative, September 24, 2010
4. Options for Allocation of Non-Residential Square Footage handout prepared by City Staff
5. FEIR Volume I: Final Program Environmental Impact Report, September 2010
6. FEIR Volume II: Appendices
7. FEIR Volume III: Response to Comments
8. FEIR Volume IV: Hybrid Alternative Analysis and *Plan Santa Barbara* Impact Summary Tables
9. Power Point Slide Presentation handout
10. Correspondence received regarding the proposed General Plan Update:
 - a. Natasha Lohmus, Department of Fish and Game, via email
 - b. Dave Davis and Megan Birney, Community Environmental Council, via email
 - c. Connie Hannah, League of Woman Voters, Santa Barbara, CA
 - d. Jeffrey King, Mesa Architects, via email
 - e. Lisa Plowman, SB4ALL, via email
 - f. Bernie Bernstein, via email
 - g. Bruce Burnworth, via email
 - h. Kellam de Forrest, via email
 - i. Norbert H. Dall and Stephanie D. Dall, via email
 - j. Tracy Fernandez, Santa Barbara, CA
 - k. J. Michael Holliday, via email
 - l. Paul Pommier, Sr., via YouPlanSB website
 - m. Paula Westbury, Santa Barbara, CA
 - n. Deborah Wright, via email
 - o. Sheila Lodge, via email
 - p. LeeAnne French, Citizens Planning Association, via email
 - q. Fred Sweeney, Upper East Association
 - r. Jarrell C. Jackman, Santa Barbara Trust for Historic Preservation and Richard Rozzelle, District Superintendent, California State Parks

WHEREAS, the Planning Commission recommendation is a set of policies that the Commission believes would best address the following key decision-making criteria for the General Plan Update:

1. Maximize the achievement of Plan Objectives set forth in the Sustainability Framework and Principles, including Living within Our Resources;
2. Provide a guiding long-term vision and innovative flexible policy framework with implementation tailored and modified as needed by the Adaptive Management Plan;
3. Mitigate environmental impacts to the maximum extent feasible;
4. Achieve internal consistency and balance among and between the policies;
5. Ensure the policies are realistic, operational, capable of being implemented, and have support from key community stakeholders; and
6. Support the economic vitality of the City Downtown and as a whole.

NOW, THEREFORE BE IT RESOLVED that the City Planning Commission:

I. Recommends to the City Council, per Government Code §65354, that the 2010 *Plan Santa Barbara* General Plan Update be adopted to include the Introductory Framework and General Plan reorganization, Land Use Element and associated General Plan Map, Housing Element, and partial amendments to the remaining six elements with the following comments and refinements:

1. **Growth Management/Non-Residential Square Feet:** The Planning Commission recommends that new net non-residential growth be limited to approximately 1.3 million square feet (including 350,000 square feet for pending and approved projects) over the next twenty years (2030). The square footage would be distributed in the following categories:

Allocation Categories	Square Footage Allocation
Small Additions	300,000 sq. ft.
Vacant	250,000 sq. ft.
Community Benefit	450,000 sq. ft.
Categories Total	1,000,000 sq. ft.
Pending and Approved Projects*	350,000 sq. ft.
Total	1,350,000 sq. ft.

* Pipeline Projects are not an allocation category

2. **Average Unit Densities:** The Planning Commission reaffirms its earlier density allowance recommendation for multiple family and commercially designated property under the Average Unit Density Incentive Program. Density permitted under this program would range from 15-25 du/ac in the Medium-High Density Residential to 27-45 du/ac in the High Density Residential designated areas. Explanation of the Average Unit Density Incentive Program and unit size ranges for these densities are reflected in pages 60 - 61 of the proposed General Plan Update, September 2010.

3. **Rental and Employer Housing Overlay:** The Planning Commission reaffirms their support for the rental and employer housing overlay that allows a 50% density increase over the densities allowed under the Average Unit Density Incentive Program to encourage additional new rental and employer housing units. The Planning Commission endorses the Rental/Employer Housing Overlay Option 2 map with the following adjustments to the boundary:
 - Remove overlay west of Hwy 101 from Kentia Street to the north side of Pedregosa Street
 - Remove overlay between State Street and Hwy 101 from the Mission Street corridor to the north side of Sola Street
 - Remove De la Vina/State Street on Upper State Street and pull back to Las Positas Road
 - Apply overlay to C-M zone including Haley and Cota Streets from Anacapa Street to Milpas Street with an underlying density overlay designation of Medium-High
4. **Planning Commission Super Majority Vote:** The Planning Commission supports a super majority requirement of the Planning Commission for building heights above 45 feet.
5. **Unit Sizes:** The Planning Commission reaffirms their support and recognizes the need for smaller unit sizes in order to encourage smaller buildings and promote the development of more affordable, workforce housing.
6. **Transportation Demand Management (TDM):** The Planning Commission continues to support maintaining the full range of options for robust Transportation Demand Management (TDM) with the understanding that components such as parking pricing be applied only with community support and to feasibly maintain the economic vitality of the downtown in the face of unavoidably significant intersection and roadway constraints, should traffic conditions further degrade. The City already has a number of programs in place, such as the Pedestrian Master Plan, the Bicycle Master Plan, Transit Planning, and collaboration with the Metropolitan Transit District (MTD) that can have positive effects on reducing congestion. The Commission urges City Council not to foreclose options at this point but rather to give those options further consideration if and when they have value to manage transportation capacity while at the same time fostering economic vitality.
7. **Second Units:** The Planning Commission supports the proposed revisions to Housing Element Implementation Action H.15.1 directing amendments to the Secondary Dwelling Unit Ordinance to relax certain development standards in order to allow additional second units in certain neighborhoods, as well as in areas within a short walking distance to transit corridors and bus stops. The Planning Commission recommends that H15.1 and H15.2 be merged into one implementation action to reduce redundancy.
8. **Final EIR Recommended Measures:** The Planning Commission recommends the incorporation of the FEIR Recommended Measures outlined in Exhibit H, "EIR Recommended Measures Needing Determination for Inclusion in General Plan" of the September 29 & 30, 2010 Staff Report and supported by Staff for inclusion in the

proposed General Plan Update document. In addition, the Planning Commission recommended that VIS-2 “Community Character Preservation” be incorporated in the Community Design policies of the Land Use Element. Further, the Recommended Measures should begin with “The City should consider...”

The following FEIR Recommended Measures (outlined in Exhibit H of September 29 & 30, 2010 Planning Commission Staff Report) would be incorporated into the appropriate General Plan elements:

Recommended Measures from FEIR	General Plan Update Policy
BIO-1: Upland Habitat and Species Protection	ER 12.3: Oak Woodland Protection
BIO-2: Creeks, Wetland, and Riparian Habitat and Species Protection	ER13.3: Native Species Habitat Planning
BIO-3: Coastal Habitats and Species Protection	ER13.2: Multi-Use Plan for Coast ER13.4: Coastal Bluff Scrub Protection
GEO-1: Sea Level Rise and Coastal Bluff Retreat	PS9.3: Modify the Local Coastal Plan
HAZ-1: Accident Risks	PS8: Hazards Avoidance Policies
HAZ-2: Hazardous Materials	PS8: Hazards Avoidance Policies
HAZ-3: Wildfire Hazards	PS14: Wildfire Hazards
HYDRO-1: Flood Hazards	ER18.1: Creek Setback Standards
HYDRO-2: Improve Water Quality at Area Beaches	ER16.4: Pharmaceutical Waste Education and Collection ER16.5: Beach Water Quality Improvement ER16.6: Watershed Action Plans
HYDRO-3: Minimize Debris and Trash	ER16.7: Minimize Debris and Trash
NOISE-1: Nuisance Noise	PS10.3: Neighborhood Noise Reduction
CLIMATE-1: Carbon Sequestration	ER1.3: Urban Heat Island Effect
POP-1: Improved Jobs/Housing Balance (1.b. Job Creation)	Add to Economy and Fiscal Element, following EF20
POP-1: Improved Jobs/Housing Balance (1.c. Locations of Affordable Housing)	H22.10: Location of Affordable Housing
SOCIO-1: Interior Noise Reduction Home Improvement Program	PS11: Sound Barriers
VIS-2: Community Character	LG13: Community Character

9. **Neighborhood Noise Standard:** The Planning Commission recommends increasing the maximum outdoor noise threshold in multi-family and commercial zones from 60 dB(A) CNEL to 65 dB(A) CNEL, and preserving the maximum outdoor noise level in the single family zones at 60 dB(A) CNEL. The Planning Commission recommends that proposed Implementation Action PS10.1 be amended to maintain the maximum outdoor noise level for residential uses in single family residential zones at 60dB(A) CNEL.

II. The Planning Commission further recommends to City Council the following textual amendments to the proposed Final General Plan Update:

Land Use Element

LG2. **Limit Non-Residential Growth.** Establish the net new non-residential square-foot limitations through the year 2030 at 1 million square feet plus 350,000 square feet for Pending and Approved projects, and assess the need for increases in non-residential square footage based on availability of resources, and on economic and community need through a comprehensive Adaptive Management Program.

The one million square feet of non-residential development potential shall be allocated to the three following categories.

Category	Square Footage
Small Additions	300,000
Vacant	250,000
Community Benefit	450,000

Non-residential square footage of approximately 350,000 square feet associated with projects that are Pending or Approved could change during the policy and implementing ordinance adoption.

Non-residential square footage associated with Minor Additions and demolition and replacement of existing square-footage on-site are considered separately and in addition to the net new non-residential development established above.

Existing permitted square footage not in the City, but in the sphere of influence, that is part of an annexation shall not count as new square footage necessitating a growth management allocation. However, once annexed, all development or developable parcels that propose net new square footage are subject to the limitations of the city's growth management ordinance.

Implementation Actions

LG2.1 Amount of Non-Residential Growth. Provided it is demonstrated that it can be supported by available resources capacities, amend the City's Development Plan Ordinance to limit net new non-residential growth to 1 million and 350,000 square feet. Amend the non-residential development categories and allocation amounts to reflect this new development potential and definitions for each category.

- LG7. **Community Benefit Non-Residential Land Uses.** Net new non-residential square footage that includes one or more Community Benefit Land Uses shall be of a secondary priority to affordable housing.

Implementation Action

- LG17.4 Studies for Institutional Uses. As part of neighborhood planning, as appropriate, initiate and conduct studies in residential neighborhoods that have various established institutional uses. The purpose of the study is to engage those who manage these institutional uses with neighborhood representatives and City officials to develop "best practices" for the conduct of activities associated with the institutional land uses in order to improve their compatibility with their adjacent residential neighbors and, in the process, help individual neighborhoods become more sustainable neighborhoods. Such a study should first be conducted in the Upper East Neighborhood that has a unique concentration of existing institutional land uses. Subsequent to this study, and the identification of best practices, these practices should be considered citywide, as appropriate.

Housing Element

- H15. **Secondary Dwelling Units.** Second units (granny units) in single family zones shall be allowed within certain areas with neighborhood input to gauge level of support, but prohibited in the High Fire Hazard Zones. Second units may be appropriate within a short walking distance from a main transit corridor and bus stop. :

Implementation Actions

- H15.1 Secondary Dwelling Unit Ordinance. Amend the Secondary Dwelling Unit Ordinance to provide more site planning flexibility and affordable-by-design concepts such as:
- Changing the existing size limitations to remove percentage of unit size and allowable addition requirements, and allowing a unit size range (300 – 700 s.f.);
 - The square footage of the secondary dwelling unit shall be included in the floor-to-area ratio (FAR) for the entire property and shall be consistent with the Neighborhood Preservation Ordinance FAR;
 - Eliminating the attached unit requirement;
 - Changing the minimum lot size standard;
 - Eliminating or adjusting affordability requirements;
 - Allowing tandem parking and easing other parking requirements on a case-by-case basis;
 - Allowing one water, gas, and electric meter and a single sewer line;
 - Developing an amnesty program for illegal second units; and
 - Developing guidelines and prototypes of innovative design solutions.
- H11.2 Rental and Employer Housing Overlay. Encourage the construction of rental housing and employer sponsored housing in the downtown center and identified areas of Medium High and High Density land use designations by providing incentives such as:

- Increased density overlays up to 50 percent (over Average Unit Density Incentive Program).
- Higher Floor Area Ratios (FAR) when such standards are developed.
- More flexibility with zoning standards, (e.g., reduced parking standards).
- Expedited Design Review process.
- Fee waivers or deferrals.

Historic Resources Element

Implementation Actions

HR3.2. Construction Adjacent to Historic Structures. Provide that construction activities adjacent to an important historical structure do not damage the historical structure. For projects involving substantial demolition and/or grading adjacent to an important historical structure, include any necessary measures to provide that such construction activities do not damage the historical structure, as determined in consultation with the City Urban Historian, or in approved Historic Structures Report recommendations. Such measures could include participation by a structural engineer and/or an historical architect familiar with historic preservation and construction in the planning and design of demolition or construction adjacent to important historic structures.

Where appropriate, require an evaluation study for potential damage of significant historic structures (e.g., older adobe structures) when adjacent development might result in a change in micro-climate of the affected historic structure. The evaluation study shall include a comparative assessment of potential harmful impacts that may result to the exterior or interior of the historic structure. Impacts to be studied may consist of the following: air circulation, humidity, temperature, heating and cooling dynamics, noise, vibration, air quality, and light and shade conditions. The goal is to ensure no long-term harm or negative impacts would result in the condition or environment of the historic structure.

HR5 **Historic Resource Protection.** Identify and/or designate Historic Districts or grouping of historic resources and consider additional implementation actions listed in LG13 such as revised development standards, buffer protection and overlay zones to further protect historic resources.

Implementation Actions

HR5.1 Buffers. Establish permanent Historic Resource Buffers with priority focus on the historic adobe structures, the Brinkerhoff Avenue District, significant City Landmarks, and El Presidio State Historic Park.

HR5.2 Historic Structures. Provide that construction activities on the site of an important historical structure do not damage the historical structure. Where appropriate, require an evaluation study for potential damage of the significant historic structures (e.g., older adobe structures) when development might result in a change in micro-climate of the affected historic structure. The evaluation study shall include a comparative assessment of potential harmful impacts that may result to the exterior or interior of the historic structure. Impacts to be

studied may consist of the following: air circulation, humidity, temperature, heating and cooling dynamics, noise, vibration, air quality, and light and shade conditions. The goal is to ensure no long-term harm or negative impacts would result in the condition or environment of the historic structure.

Environmental Resources Element

ER7. **Highway 101 Set-Back.** New development of residential or other sensitive receptors (excluding minor additions or remodels of existing homes or one unit on vacant property) on lots of record within 250 feet of U.S. Hwy 101 will be prohibited in the interim period until California Air Resources Board (CARB) phased diesel emissions regulations are implemented and / or until the City determines that diesel emission risks can be satisfactorily reduced. The City will monitor the progress of CARB efforts and progress on other potential efforts or measures to address diesel emissions risks.

ER27. **Enhance Visual Quality.** Not only retain, but improve visual quality of the city wherever practicable.

Implementation Action

ER27.1 Underground Utilities. Cooperate with developers and utility companies to underground as many as possible overhead utilities in the city by 2030. Establish a listing of priority street segments with realistic target dates in the capital improvements program and continue to support neighborhood efforts for undergrounding.

Circulation Element

Implementation Action

C6.4 Downtown Public Parking Pricing. Work with stakeholders to develop a public on-street parking program that will reduce commuter use of the customer parking supply and increase the economic vitality of Downtown.

Public Services and Safety Element

PS10. **Noise Guidelines for Residential Zones.** Take into consideration the surrounding existing and future legal land uses in establishing noise standards for residential uses.

Implementation Actions

PS10.1 Noise Levels. Update the General Plan Noise Element Land Use Compatibility Guidelines including establishing 65 dB(A) CNEL as the appropriate maximum outdoor noise level for residential land uses in commercial and multi-family zones while maintaining 60 dB(A) CNEL in single family zones. This ambient noise guideline for residential building construction shall assure indoor noise levels meet building code requirements of 45 dB(A) level.

PS10.3 Neighborhood Noise Reduction. To further General Plan policies for maintaining quiet, high quality neighborhoods, consider requiring more detailed noise assessments for special, conditional, and institutional uses with activities and events that may cause noise effects to residential neighborhoods.

PS14. **Fire Prevention and Creek Restoration.** Coordinate fire prevention and creek protection planning through the development of a set of best practices, within and adjacent to creek corridors.

- III. Additional Planning Commission Recommendations on the proposed General Plan Update document:
1. Move Policy LG14 (Historic Structures) and Implementation Actions LG14.1 through LG14.5 from the Land Use Element to the Historic Structures Element.
 2. Incorporate a culture discussion such as is in the existing Land Use Element into the proposed General Plan.

IV. Planning Commission Motions:

- A. The Planning Commission recommends that the City Council adopt the textual changes to the proposed General Plan Update document as reflected by straw votes taken throughout the meeting, as well as the FEIR Recommended Measures to be incorporated into the appropriate General Plan elements. The Planning Commission also confirms and recommends that the City Council adopt the *Average Unit Density Incentive Program* text on pages 60-61 of the Final General Plan Update document explaining the purpose and importance of unit size in promoting affordable and workforce housing.

This motion was passed and adopted on the 30th day of September, 2010 by the Planning Commission of the City of Santa Barbara, by the following vote:

AYES: 7 NOES: 0 ABSTAIN: 0 ABSENT: 0

- B. The Planning Commission recommends that the City Council adopt the proposed Final General Plan Update including a package of key policy recommendations related to:
- Growth Management/Non-Residential Square Footage
 - Average Unit Size/Density
 - PC Super Majority Vote (Building Heights)
 - Rental/Employer Housing Overlay
 - Second Unit Standards near Transportation Corridors, and conditional application elsewhere
 - Applying Transportation Demand Management measures as necessary and feasible to maintain Economic Vitality in the Downtown

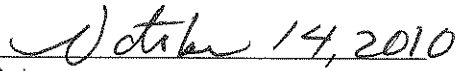
This motion was passed and adopted on the 30th day of September, 2010 by the Planning Commission of the City of Santa Barbara, by the following vote:

AYES: 6 NOES: 1 (Lodge) ABSTAIN: 0 ABSENT: 0

I hereby certify that this Resolution correctly reflects the action taken by the city of Santa Barbara Planning Commission at its meeting of the above date.



Julie Rodriguez, Planning Commission Secretary



Date

PLEASE BE ADVISED:

ANY INTERESTED PARTY MAY FILE A WRITTEN REQUEST FOR A HEARING BY THE CITY COUNCIL WITH THE CITY CLERK WITHIN FIVE (5) DAYS AFTER THE APPROVAL OF THIS RESOLUTION.

