

Revised Council Policy Language

City Council Changes to the General Plan Update

(Includes PC Recommended Text Changes last reviewed on November 16, 2010)

1. Add the following paragraph per Council direction to Introduction page 28 to explain the intent of goal, policies and possible implementation actions that could be considered. Further explanation of how the elements are organized in the General Plan is included on pages 27 to 29 of the proposed General Plan document. In addition, each element includes an introduction page that explains the *Content of this Element*.

Plan Elements, ~~and the Required Seven Goals, Policies and Implementation~~

The 2010 General Plan is comprised of eight reorganized elements, including the seven mandatory elements included therein. Optional elements include Historic Resources, Environmental Resources, and Economy and Fiscal Health. Each of the elements contains a set of goals, policies and possible implementation actions to be considered.

The **goals** provide the general direction and desired outcome for each chapter within each respective element. The State of California General Plan Guidelines defines a goal as, “a direction setter. It is an ideal future end, condition, or state related to the public health, safety or general welfare toward which planning and planning implementation measures are directed. A goal is a general expression of community values and, therefore, is abstract in nature. A goal is generally not quantifiable, time-dependant or suggestive of specific actions for its achievement.”

A **policy** is the method to achieve the goals, and typically there are numerous policies under each goal. The General Plan Guidelines defines a policy as, “a specific statement that guides decision-making. It indicates a clear commitment of the local legislative body.”

Implementation strategies are specific methods to achieve the vision of a more sustainable community and provide **examples** of programs and actions that the City **may** take to achieve the goal and policy. The General Plan Guidelines define an implementation strategy as “a rule of measure establishing a level of quantity that must be complied with or satisfied. Implementation strategies further define the abstract terms of goals and policies.” To underscore that these are examples of what may be undertaken by the City, the subheading “**Possible Implementation Actions to be Considered**” is used throughout the document.

2. Incorporate a revised “Culture” discussion similar to the existing Land Use Element (pg. 10) “Culture” into the proposed General Plan City Profile Section (begins on pg. 44).
3. Amend the General Plan document and associated maps throughout different land use designations and locations for Medium High and High Density (from what was presented on October 26/27, 2010) are adopted by City Council:
4. Amend Growth Management, Non-Residential, Pg. 67 section to reflect 1.35 million net new square feet as the next increment of growth with pending, approved, and government buildings excluded from the 1.35 million net new square feet (see recommended policy edits below).

5. Incorporate the following FEIR Recommended Measures outlined in Exhibit H of the September 29 & 30, 2010 Planning Commission Staff Report, as amended by the City Council on October 26, 2010 into the appropriate General Plan elements. Each of these Recommended Measures should begin with “The City should consider...”

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 (Amend RM BIO-3.a., Native Habitat Restoration as follows: remove “enlarge” and replace with “improve”)	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

LAND USE ELEMENT (pg. 91)

6. Amend Policy LG2 and Implementation Action LG2.1 as directed by Council to increase the 1 million non-residential square feet to 1.35 million net new non residential square feet and specify the revised amount of non-residential square footage allocated to the Small Additions, Vacant and Community Benefit categories.

Limit Non-Residential Growth. Establish the net new non-residential square-foot limitations through the year 2030 at 1.35 million square feet, 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 1.35 million square feet of non-residential development potential shall be allocated to the three following categories.

<u>Category</u>	<u>Square Footage</u>
<u>Small Additions</u>	<u>400,000</u>
<u>Vacant</u>	<u>350,000</u>
<u>Community Benefit</u>	<u>600,000</u>

Non-residential square footage associated with Minor Additions, demolition and replacement of existing square-footage on-site, projects that are pending and approved as of time of ordinance adoption, government buildings, and ~~sSphere of influence area~~ annexations 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 eCity's growth management ordinance. (LG2)

Possible Implementation Actions to be Considered

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 (SBMC Section 28.87.300) to limit net new non-residential growth to 1.35 million square feet. Amend the non-residential development categories and allocation amounts to reflect this new development potential and definitions for each category. **(LG2.1)**

7. Amend the text of the Rental and Employer Housing Overlay Implementation Action to delete reference to 3 or more bedroom units. The focus of this implementation action is the overlay map. Policy direction for three or more bedrooms units that could be slightly larger is provided in Housing Element Implementation Action H11.10. Delete text defining areas because Rental and Employer Housing Overlay Map that is ultimately adopted by Council will reflect the areas where allowed.

Rental and Employer Housing Overlay. Encourage the construction of rental and employer housing, ~~including three+ bedroom units,~~ in the multiple family and commercial zones where residential use is allowed by providing increased density of overlays up to 50 percent ~~(over the Average Unit Density Incentive Program)~~ as shown on the Rental/Employer Housing Overlay Map (Figure _). **(LG)**

~~This incentive would not apply to market rental or employer housing in the area with the Commercial Industrial Land Use Designation and C-M zoning or the Coast Village Road area.~~

8. Amend Policy LG7 to read:

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.~~ Community Benefit Land Uses are determined by City Council and shall include ~~one or more Community Benefit Land Uses~~ the following categories:

[Community Priority,](#)
[Economic Development,](#)
[“Green” Economic Development,](#)
[Small and Local Business,](#)
[Development of Special Needs.](#)

9. Amend Implementation Action LG8.2 to read:

Limit Residential. Better define residential uses in the C-M Zone to both encourage affordable housing and to protect existing manufacturing and industrial uses.

10. Amend Implementation Action LG13.4 to read:

Building Height. Amend zoning standards to include special findings and super majority approval by the Planning Commission ~~and City Council~~ for Community Benefit projects that exceed 45 feet in height.

11. Amend and move Policy LG14 and Implementation Actions LG14.1 through LG14.5 from Land Use to Historic Resources Element. See Historic Resources section below.
12. Add Implementation Action LG17.4 as recommended by the Planning Commission and staff and in response to the Upper East Neighborhood Association for consideration of the activities associated with long established institutional uses in residential zones:

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 in a discussion 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 on a voluntary basis. Such a study should 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 (pg 197)

13. Amend Policy H15 to read:

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 to the extent allowed by the State laws applicable to second units. Second units may be most appropriate within a short walking distance from a main transit corridor and bus stop: (H15)

14. Merge Implementation Actions H15.1 and H15.2 as follows to avoid redundant language.

~~Second Units. Second units (granny units) may be appropriate within 10 minutes walking distance from a main transit corridor and bus stop. Consider incentives, such as: revised development standards for second units e.g., eliminating the parking requirements for second units, eliminating the attached unit requirement, reducing development costs by allowing one water, gas and electric meter and a single sewer line, developing an amnesty program for illegal second units. (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; ~~and~~
- Allowing one water, gas, and electric meter and a single sewer line;
- Developing an amnesty program for illegal second units which will comply with code requirements; and
- Developing guidelines and prototypes of innovative design solutions. **(H15.2)**

15. Amend Implementation Action H11.2 similar to 7 above and to specify land use designations where the rental/employer housing overlay is being recommended.

~~Affordable~~ Rental and Employer Housing Overlay. Encourage the construction of rental housing and employer sponsored housing, including 3+ bedroom units, in the downtown center and identified areas of Medium High and High Density land use designations ~~the R-3/R-4 zones at affordable rental rates,~~ 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. **(H11.2)**

OPEN SPACE, PARKS AND RECREATION ELEMENT (pg. 215)

16. Amend Policy OP2 to add “access and connectivity” of public open space as a consideration when acquiring, improving, or maintaining access from and through neighborhoods.

Open Space, Parks, Recreation and Trails Acquisition and Maintenance Funding. The City shall develop a variety of ways and options to support acquisition and maintenance of public open space, and new development and redevelopment shall contribute commensurate with the incremental need generated. Access and connectivity between open spaces shall be considered in future acquisition and maintenance funding.

HISTORIC RESOURCES ELEMENT (PG. 235)

17. Reorder and amend Historic Resource Element policies.

18. Move Policy LG14 (and Possible Implementation Actions to be Considered) from the Land Use Element to the Historic Resources Element as HR2 and amend to address the goal of maintaining the buffer areas as Medium/High Density. Also include language to allow some flexibility for higher densities for affordable housing projects that meet historic preservation goals.

Historic Structures. Protect Historic structures through building height limits, reduced densities and other development standards in downtown. **(LG14 to HR2)**

Possible Implementation Actions to be Considered

Reduced Densities. The Commercial Medium/High Density land use designation shall apply to those areas within 100 feet of historic resources. Flexibility to allow increased density for rental and employer housing shall be considered on a case by case basis if consistent with historic resource preservation goals of the city. **(HR2.1)**

Stepped Back Buildings. Stepping back buildings adjacent to historic resources and residential zones in the downtown urban centers. **(LG14.1 to HR2.2)**

Form Based Codes. Implement lower height limits in conjunction with Form-Based Codes where adjacent to historic structures. **(LG14.2 to HR2.3)**

Adaptive Reuse. Encourage the adaptation of the structure for uses other than the original intended use ~~When the original use of a historic structure is no longer viable, encourage the adaptation of the structure for uses other than the original intended use.~~ **(LG14.3 to HR2.4)**

Transfer of Development Rights (TDR). Create a residential TDR program for residential properties developed with historically significant buildings to enable the preservation of historical buildings without exceeding the recommended overall allowed combined General Plan densities of the parcels involved. **(LG14.4 to HR2.5)**

Historic Resource Buffers. Adopt the following City Policies and Design Guidelines as interim measures to establish buffer zones to further protect historic resources:

- a. Require all parcels within 100 feet of a Historic Resource located within the downtown center be identified and flagged for careful consideration by decision makers prior to approval of any development application ~~including increased bonus density proposals or consideration of increased densities for rental, employer and/or Affordable housing.~~
- b. Require all development proposed within 250 feet of historic adobe structures, El Presidio State Historic Park and other significant City Landmarks and the grouping of landmarks in close proximity to El Pueblo Viejo be subject to Preservation Design Guidelines to protect these resources. Protection may require actions such as adjustments in height, bulk, or setbacks.
- c. Adopt Interim Preservation Design Guidelines within 6 months of the *Plan Santa Barbara* General Plan Update adoption that outline suggested buffer protection methods establishing specific density, distance, setback, height limits, separation and step back criteria for new development on parcels adjoining designated Historic Resources. **(LG14.5 to HR2.6)**

Historic Resource Protection. Identify and/or designate Historic Districts or grouping of historic resources and consider additional implementation actions listed in LG13 ~~and LG14,~~ such as

revised development standards, buffer protection and overlay zones to further protect historic resources. **(HR5 to HR3)**

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. **(HR5.1 to HR3.1)**

Development Adjoining Designated Historic Structures. Development on parcels adjoining designated historic structures shall be designed, sited and scaled to be compatible with their historic neighbor and public enjoyment of the historic site. **(HR3 to HR4)**

Views. Review proposed buildings or additions to existing buildings on parcels adjoining designated historic structures as to how they may affect views of and from the historic structure. **(HR3.1 to HR4.1)**

19. Amend Implementation Action HR3.2 to consider harmful impacts to historic structures as a result of surrounding development.

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 ~~and mitigation~~ for potential damage of ~~certain significant~~ historic structures (e.g., older adobe structures) ~~shall be considered~~ 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, light and shade conditions. The goal is to ensure no significant long-term harm or negative impacts would result in the condition or environment of the historic structure. **(HR3.2 to HR4.2)**

ENVIRONMENTAL RESOURCES ELEMENT (pg. 239)

20. Add language to Policy ER7 that allows development within buffer areas if the City can determine that diesel emission risks can be reduced, or until the CARB develops additional regulations.

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. **(ER7)**

21. Add a new Implementation Action under policy ER25 to address Coastal Bluff Determinations to read:

Site Specific Coastal Bluff Location Analysis. Any mapped illustration, description of, or reference to a “coastal bluff” in the *Plan Santa Barbara* planning, background, or environmental documents should trigger the requirement for professional site-specific coastal bluff location analysis as part of the application for development on a parcel, rather than to be a conclusive determination that a “coastal bluff” now exists, or at any time during the historic record has existed, on that parcel.

22. Add back as Implementation Action ER 17.3 the following draft program from the March 2010 Draft GPU that was inadvertently left out of the September 2010 Draft GPU:

Floodplain Mapping Update. Update the Flood Insurance Rate Maps (FIRM) floodplain boundaries for Special Flood Hazard Areas such as the Mission and Sycamore creek drainages and Area A near the Estero.

23. Amend Implementation Action ER27.1 to read:

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 (pg. 257)

24. Amend the following Circulation Element Policies and Implementation Action to read:

Transportation Infrastructure Enhancement and Preservation. Assess the current and potential demand for alternative transportation and where warranted increase the availability and attractiveness of alternative transportation by improving related infrastructure and facilities without reducing vehicle access. **(C1)**

Circulation Improvements. Where existing or anticipated congestion occurs, improve traffic flow in conjunction with providing improved access for pedestrians, bicycles and public and private transit, through measures that might include physical roadway improvements, and Travel Demand Management (TDM) strategies and others. **(C6)**

Downtown Public Parking Pricing. Work with ~~Downtown~~ 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. **(C6.4)**

PUBLIC SERVICES AND SAFETY ELEMENT (pg. 269)

25. Amend Implementation Action PS10.1 as follows to allow 65 dB(A) as the noise guideline for residential land uses but maintain the noise guideline as 60 dB(A) in single family residential zones.

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

Possible Implementation Actions to be Considered

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. **(PS10.1)**

26. Add Implementation Action 10.3 to assess noise effects caused by non-residential activities and events in residential neighborhoods.

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

27. Add the following Policy to Public Services and Safety Element:

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. **(PS14)**