



CITY OF SANTA BARBARA

COUNCIL AGENDA REPORT

AGENDA DATE: March 1, 2011

TO: Mayor and Councilmembers

FROM: Planning Division, Community Development Department

SUBJECT: *Plan Santa Barbara (PlanSB) General Plan Update*

RECOMMENDATION: That Council:

- A. Receive a report from staff with input from the Council Ad Hoc Subcommittee; and
- B. Provide direction to Staff on next steps for future adoption of Plan Santa Barbara.

DISCUSSION:

The Council last discussed *PlanSB* at their November 23, 2010 meeting, at which time a motion to adopt the General Plan update failed. The Council subsequently appointed Councilmember White to replace Councilmember Williams on the Ad Hoc Subcommittee and directed the Subcommittee to continue its work. In the interim, the Subcommittee has met twice, with the focus on residential densities and building size. The following report summarizes these discussions. The desired outcome from this Council meeting is to provide staff with direction as to what should be the next steps for *Plan Santa Barbara*.

Average Unit Density Program

The purpose of the Average Unit Density program is threefold: 1. Encourage smaller buildings, 2. Encourage rental and employer housing, and 3. Encourage more affordable market rate units. By definition, the Average Unit Density program is incentive based, going beyond the existing base density of 12-18 dwelling units per acre (du/ac), and replacing the current Variable Density program that allows 15-27 du/ac.

The Average Unit Density program would apply to the two proposed multi-family designations, Medium-High (15-25 du/ac) and High (27-45 du/ac). Additional densities would also be available through an overlay bonus of 50% that would allow up to 67 du/ac for rental or employer housing projects. The location of these proposed densities are found on the draft General Plan map. Prior Subcommittee discussions focused on where these designations and overlays are proposed in the Downtown and adjacent neighborhoods. The current map reflects the Subcommittee recommendation from the November 19, 2010 meeting (Attachment 1).

The principal incentive is a sliding scale of higher densities for smaller unit sizes, and therefore smaller buildings (Attachment 2). A key component of this sliding density scale is unit size flexibility. Developers have been clear throughout the PlanSB process that unit size flexibility is critical in order for larger units (presumably with more amenities) to help subsidize smaller, more affordable units.

Unit size flexibility is permitted within each respective density along the sliding scale. For example, once a developer has selected the appropriate density and average unit size within the sliding scale for a particular project, the actual unit sizes can vary up or down so long as the total units “average” the specified size. Thus, under the Medium High example the lowest density of 15 du/ac allows an average unit size of 1300 sq ft; some of the units could be 1700 sq ft and some could be 900 sq ft, so long as the 15 units, on average do not exceed 1300 sq ft.

Density, Unit Size & Building Size

There have been three sets of land use density recommendations to date from the Planning Commission, Council Subcommittee, and Community Coalition, all of which were presented at the last Council meeting on November 23, 2010. These recommendations included densities, unit sizes, and geographic locations. Since that time, the Subcommittee has directed staff to produce some visual examples, based on both existing buildings and conceptual prototypes.

On February 17, 2011, the Subcommittee reviewed the eight examples. Councilmember White felt the examples demonstrated that higher densities could be achieved within an appropriate scale, parking standards are a key component, and that the proposed Medium High density amounts to “down zoning” when reduced building sizes are considered. Councilmember Hotchkiss felt that two parking spaces are needed, although one space would be adequate for units of 600 sq ft or less.

Staff is posting these examples on YouPlanSB.org and will present them at the March 1, 2011 meeting. Below is a brief description of the approach for each set of examples.

Existing Buildings: The purpose of this exercise is to illustrate how many units could fit into a set of existing buildings based on proposed unit sizes and parking assumptions. The four selected buildings have a variety of uses from all commercial, to all residential, to mixed-use residential/commercial. The heights of the buildings vary, although most are three stories. The amount of parking also varies, with two spaces per unit being typical. This exercise demonstrates that additional units and smaller buildings could be developed if smaller unit sizes are used, and cars are parked at one space per unit.

Prototypes: The intent of the prototype approach is to actually design what a project could look like under the Average Unit Density program. The four prototypes are based on typical assumptions, e.g. parking, open space, building heights and lot sizes, being proposed for the various unit sizes and densities. These assumptions are based on input from the Subcommittee, and particularly the unit sizes, which are larger than those recommended by the Planning Commission.

These prototypical examples try to achieve maximum density, while incorporating a commercial component, in order to convey a reasonable worst case in terms of building size. Again, the indications from this exercise are very similar to the existing building examples: larger unit sizes produce bigger buildings. This is particularly evident for both the High Density Rental/Employer prototypes that, despite a one space per unit parking standard, had to be designed with fourth story elements in order to achieve maximum density. With smaller unit sizes, the same densities could be accommodated in three stories.

Adaptive Management Component

During the January 24, 2011 Subcommittee meeting, members discussed a proposal to test the effectiveness of higher densities in meeting plan objectives through the Adaptive Management Program (AMP).

Adaptive management is a process for evaluating results and making adjustments in managing a complex system to achieve defined objectives. The program steps include monitoring, evaluation, reporting, and recommending plan amendments. In tracking progress toward the General Plan goals, the AMP would provide:

- periodic snapshots of the city under the updated General Plan policies;
- identification of trends to evaluate the relevancy of objectives or effectiveness of policies; and
- recommendations to the City Council for General Plan amendments, when needed.

These products provide the City Council the ability to make mid-course corrections toward the agreed-upon goals of the Plan to maintain its currency and relevance.

The proposed AMP for the General Plan as a whole would be multi-faceted, covering topics from water resources, traffic congestion, and non-residential development. In the context of residential development, and specifically the *Average Unit Density* program, the AMP could be applied to monitor the effectiveness of the stated objectives of reducing building heights, increasing rental/employer housing and encouraging more affordable market rate units.

Implementation would include defining quantifiable objectives to measure success, establishing appropriate measurement tools, setting timelines for review, and possible outcomes. One suggestion is to identify a finite number of projects or units that could be built under the higher densities with a specific sunset date at which time the policies would be reviewed for effectiveness in meeting stated objectives. Staff believes that such an approach is certainly feasible.

Other Remaining Issues

Several individual Councilmembers have raised a number of issues on which the Council as a whole has had limited discussion and direction to Staff. Staff suggests that further direction is needed on how to address various issues including the following:

Text Edits and Questions for Discussion

Over the last five months, Councilmembers Hotchkiss and Self have provided staff with several iterations of their detailed edits to the General Plan documents, as well as questions regarding policies that they would like addressed by the full Council. Staff has endeavored to make as many edits as possible where issues were simply clarified or the tone of a particular passage softened. In addition, a number of Councilmember Hotchkiss' comments regarding Circulation policies were discussed and included in a straw vote acted on by the Council in early November. Revised policy language was presented to Council based on straw votes and is attached to this report (Attachment 3).

Additional Research

Two Council members have also suggested that staff conduct research into the effectiveness of Smart Growth planning principles, such as promoting compact development (higher densities), walkability, biking, and the use of transit. Staff has begun some research and can point the Council to several websites where communities share information on completed projects. We believe each community is unique though, as of course is Santa Barbara. What is considered appropriate and a success in one place may not be in another. Staff is also somewhat unclear on what additional information is needed and how it will be helpful to the current Council discussion on the General Plan.

NEXT STEPS

Staff understands that Council has an interest in addressing certain areas of concern and moving forward towards adoption. Council consideration of the Plan Santa Barbara update has been in process since the Council began considering the Planning Commission recommendation on October 26, 2010. It has been suggested that adoption in the next few months could be our goal. Given that adoption requires at least five affirmative votes, staff believes that discussion among the Council is critical such that any direction to staff on remaining issues reflects a super majority and, as much as possible, full Council agreement.

Staff offers the following questions to help gauge where Council is on key issues and determine an appropriate process time frame.

- 1) Is the Council now more comfortable with the majority of the *PlanSB* documents and ready to move forward with adoption?
- 2) Is density the primary issue, and if so, would a few adjustments such as the Adaptive Management Program sunset proposal, identifying overlay boundaries, and deferring unit size details to the ordinance level be sufficient?
- 3) If not, are there differences fundamental to the Sustainability Framework and General Plan Goals, such as it will require significant overhaul?
- 4) Are full and regular City Council meetings the appropriate forum for any on-going discussions?

If the Council believes one or two more sessions in March and April with the Subcommittee is appropriate to review a few issues, the issue could return to Council in May for summary direction and then in June with a draft Council resolution for adoption. An alternative approach is to consider a couple of additional full Council worksessions to resolve outstanding issues.

Following adoption, it will be necessary to identify essential implementation priorities; staff anticipates that Council direction could be discussed in July.

BUDGET/FINANCIAL INFORMATION:

Budget expenditures for *PlanSB* have now been used in the last four years and an additional year for the work associated with the Upper State Street Study in 2006. There is approximately \$50,000 remaining that is budgeted for fiscal years 2012 and 2013 for implementation.

ATTACHMENTS:

1. Subcommittee Recommended Map
2. Average Unit Density Table Example
3. Revised Council Policy Language

PREPARED BY: Bettie Weiss, City Planner/JEL

SUBMITTED BY: Paul Casey, Assistant City Administer/Community Development Director

APPROVED BY: City Administrator's Office

Legend

Open Space

- Creeks
- Shoreline
- Parks
- Goleta Slough Natural Reserve

Hillside

- 1 Low Density Residential (Max 1 du/acre)
- 2 Low Density Residential (Max 2 du/acre)
- 3 Low Density Residential (Max 3 du/acre)

Suburban

- 3 Low Density Residential (Max 3 du/acre)
- Yellow Low Density Residential (Max 5 du/acre)
- Orange Medium Density Residential (12 du/acre)
- Pink Office Low Impact Research & Development

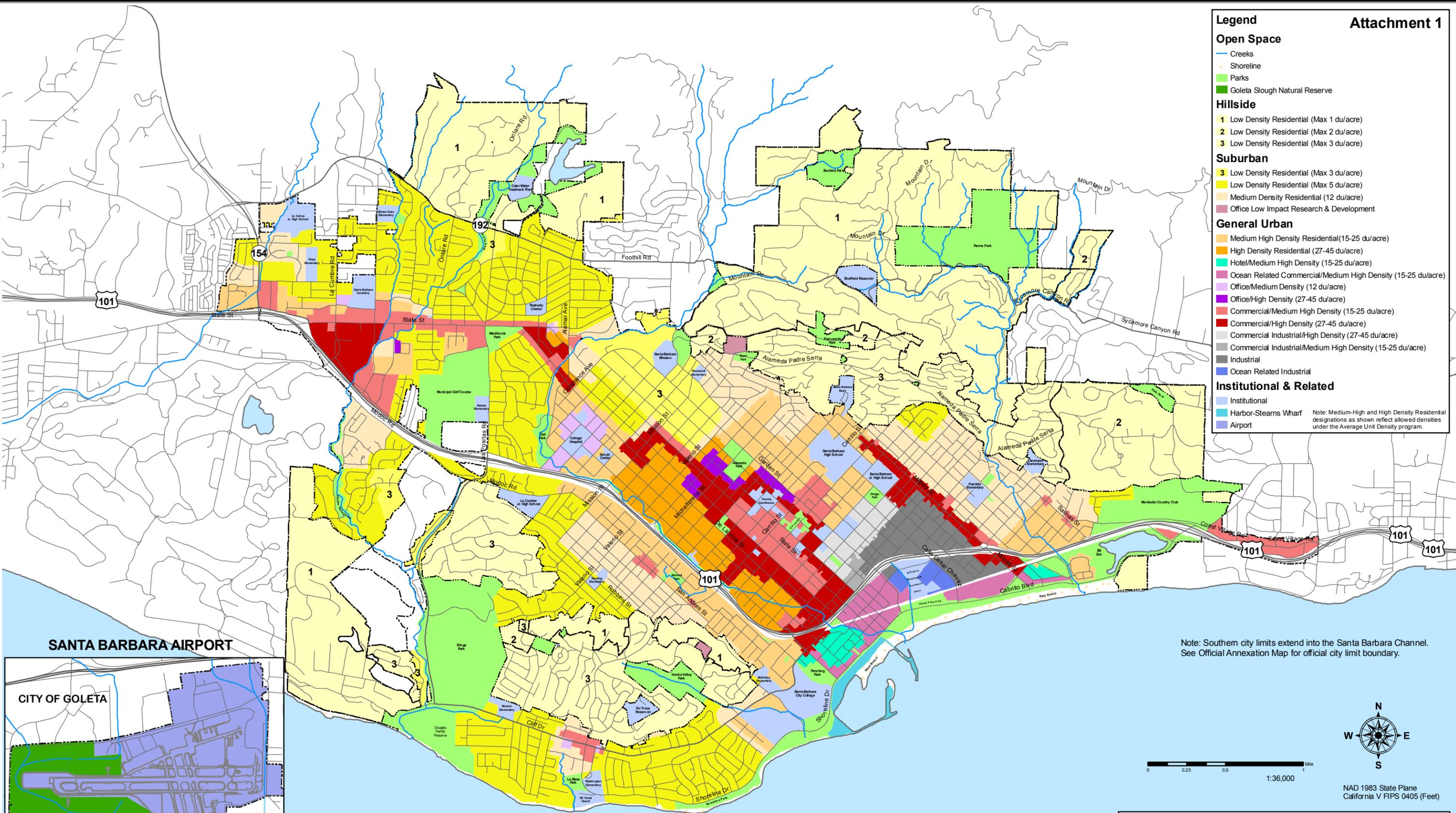
General Urban

- Light Orange Medium High Density Residential (15-25 du/acre)
- Dark Orange High Density Residential (27-45 du/acre)
- Cyan Hotel/Medium High Density (15-25 du/acre)
- Purple Ocean Related Commercial/Medium High Density (15-25 du/acre)
- Light Purple Office/Medium Density (12 du/acre)
- Dark Purple Office/High Density (27-45 du/acre)
- Red Commercial/Medium High Density (15-25 du/acre)
- Dark Red Commercial/High Density (27-45 du/acre)
- Grey Commercial Industrial/High Density (27-45 du/acre)
- Light Grey Commercial Industrial/Medium High Density (15-25 du/acre)
- Dark Grey Industrial
- Blue Ocean Related Industrial

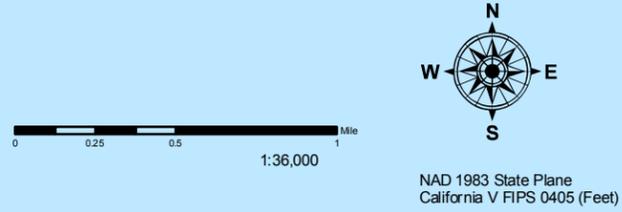
Institutional & Related

- Light Blue Institutional
- Dark Blue Harbor-Stearns Wharf
- Very Light Blue Airport

Note: Medium-High and High Density Residential designations as shown reflect allowed densities under the Average Unit Density program.



Note: Southern city limits extend into the Santa Barbara Channel. See Official Annexation Map for official city limit boundary.



**City of Santa Barbara
Draft General Plan
Map**

Map prepared by City of Santa Barbara, Planning Division, Feb 2011

Plan Santa Barbara
Average Unit Density Program
Medium-High Example

Average Unit Size	Density
1300 sq ft	15 du/ac
1250 sq ft	16 du/ac
1180 sq ft	17 du/ac
1115 sq ft	18 du/ac
1055 sq ft	19 du/ac
1000 sq ft	20 du/ac
955 sq ft	21 du/ac
910 sq ft	22 du/ac
870 sq ft	23 du/ac
835 sq ft	24 du/ac
800 sq ft	25 du/ac

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)**