



City of Santa Barbara California

DRAFT

CITY OF SANTA BARBARA PLANNING COMMISSION

RESOLUTION NO. 016-07 UPPER STATE STREET STUDY RECOMMENDATION TO CITY COUNCIL APRIL 12 2007

The Upper State Street Study is a focused study of the commercial corridor to identify near-term improvements to benefit urban design and traffic circulation.

The *Upper State Street Study Report* discusses existing conditions and public comment received, and provides recommended amendments to development standards and design guidelines and circulation network improvements that could be done within the context of existing City land use and circulation policy. Urban Design topics addressed are area character, public streetscape, scenic views, open space, creeks, building setbacks, and building sizes. Transportation issues are intersection traffic levels, mid-block congestion and safety, pedestrian/bicycle, transit, and parking facilities. The *Study Report* also identifies longer-term future improvements to consider.

The Study Area includes properties fronting along both sides of a 1 ½ mile stretch of State Street within the 3100-3900 blocks, located between Highway 101/Calle Real on the west and De la Vina Street and Calle Laureles on the east.

WHEREAS, the Planning Commission has held the required public hearing on the above application.

WHEREAS, 17 people appeared to comment on the study, and the following exhibits were presented for the record:

1. Staff Report with Attachments, April 4, 2007.
2. Correspondence received:
 - a. Beverly Herbert, email
 - b. Ken Palley, email
 - c. Robert Weber, email
 - d. Michael Russell, email
 - e. Roger Manasse, email
 - f. Glorianna Buynak, email
 - g. Courtney Andelman, email
 - h. Marie Mocny, Santa Barbara
 - i. Richard Solomon, email
 - j. Walt Wilson, email

- k. Milton McKenna, email
- l. Joe Andrulaitis, SB Chapter AIA
- m. Cathie McCammon, League of Women Voters
- n. Sally Sphar, Santa Barbara
- o. Keith Rivera, Santa Barbara
- p. Naomi Kovacs, Citizens Planning Association
- q. TK Chang, Santa Barbara
- r. Gil Barry, Santa Barbara
- s. Scott Schell, Associated Transportation Engineers
- t. John McInnes, County of Santa Barbara Director of Planning and Development
- u. Jeannine Dunn, Santa Barbara
- v. Chris Henson, Coastal Housing Coalition
- w. Betty Jeppesen, email
- x. John Devore, email
- y. Paula Westburry, Santa Barbara
- z. Patricia Hiles, email
- aa. Mr. & Mrs. L Hajdu, email
- bb. Elizabeth Erro Hvolboll, email
- cc. Judy Orias, Allied Neighborhood Association

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

Recommends to the City Council that the City Council adopt a resolution to:

1. Approve the Upper State Street Study report recommendations as modified by the Planning Commission; and
2. Direct Staff to return with a proposed work program for implementation of improvements; and
3. Provide interim direction for review of pending development projects; and
4. This recommendation includes the following clarifications:
 - a. Reemphasize the five key land use issues articulated in the *Conditions, Trends, and Issues Executive Summary* as being inherent in the three general Upper State Street Study recommendations.

- b. Request Staff to strengthen, where possible, all ambiguous language, such as 'consider', 'facilitate', and 'encourage' to be as deliberate as practical.
- c. Reassert the study's importance in implementing the City's Circulation Element and Pedestrian Master Plan.
- d. Define what it is meant by sound community planning based upon the public comment and the findings in the study.
- e. Recommend that figures 7 and 9 be adopted as in interim overlay for land use and circulation element considerations until such time as the Draft General Plan Update is released.
- f. Set a one year timetable for changes to the Outer State Street Design Guidelines that incorporate the form-based approaches articulated by the Commission and the report.
- g. Encourage initiating a taskforce of Outer State Street merchants to explore the circumstances under which a business improvement district could be developed.
- h. Reject the suggested changes to the first floor setbacks as discussed on page 3-9
- i. Expedite the development of a specific plan framework for the La Cumbre Plaza area.
- j. Pursue the definition of variable volumetric setback approach as part of the Design Guidelines.
- k. Adopt a FAR measured as net land area as one of the metrics for evaluating Outer State Street projects.
- l. Redraw the study area to include all of the La Cumbre Plaza property and add a section on parks.

This motion was passed and adopted on the 12th day of April, 2007 by the Planning Commission of the City of Santa Barbara, by the following vote:

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

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

THIS ACTION OF THE PLANNING COMMISSION CAN BE APPEALED TO THE CITY COUNCIL WITHIN TEN (10) DAYS AFTER THE DATE THE ACTION WAS TAKEN BY THE PLANNING COMMISSION.