



City of Santa Barbara California

PLANNING COMMISSION STAFF REPORT

REPORT DATE: November 3, 2008

AGENDA DATE: November 13, 2008

PROJECT: *Plan Santa Barbara: Revised Draft Policy Preferences*

TO: Planning Commission

FROM: Planning Division, (805) 564-5470
John Ledbetter, Principal Planner & PlanSB Team 

I. RECOMMENDATION

Staff recommends that the Planning Commission forward the following to City Council:

1. Commission recommendations on the *REVISED Draft Policy Preferences Report (November 2008)* which establishes a draft General Plan framework and draft policy direction for updating the City General Plan and growth management program.
Please see Exhibit D – REVISED Draft Policy Preferences Report (November 2008).
2. Preliminary Commission comments on outline of alternatives analysis within the upcoming *Plan Santa Barbara* environmental impact report.

II. BACKGROUND:

This hearing is a continued discussion for Planning Commission consideration of recommendations to City Council on the *Plan Santa Barbara General Plan Framework: Draft Policy Preferences Report (September 2008)*.

On September 10th and 11th, the Planning Commission received a staff report and presentation of: (1) the results of a survey poll of City residents; (2) a summary of the *PlanSB* planning process to date, (3) a review of the September *Draft Policy Preferences Report*; (4) a review of upcoming steps of the *PlanSB* process; and (4) a preliminary outline of the range of growth scenarios and policy alternatives to be studied further as part of the upcoming Environmental Impact Report process.

The Commission also received comment from the City Parks & Recreation Director, Creeks Advisory Committee, and from the public, including 25 group representatives and individuals. The Commission discussed and refined the draft policies, and continued the hearing to September 25th for further discussion of the Land Use policies, preliminary outline of EIR alternatives. The Commission generally concurred with the activities and direction of planned Phase III activities.

At the September 18th joint meeting of Planning Commission and City Council, Commissioners Bruce Bartlett and Charmaine Jacobs were appointed to work with the Ordinance Committee on the Zoning and Design charter amendment.

On September 25th, the Planning Commission continued discussion of the draft Land Use policies and preliminary outline of EIR alternatives. The Commission requested that staff prepare the revised draft policy preferences document to reflect Planning Commission comments, and bring it back for Commission action to forward it to City Council. Staff met with the Planning Commission *PlanSB* Subcommittee on October 15th to review the revised policy preferences report.

Note: For prior documents associated with the September 10-11, and September 25, 2008 Planning Commission hearings, please see <http://www.youplansb.org>. Documents included:

- (1) Staff Report to Planning Commission (August 29, 2008)*
- (2) General Plan Framework: Draft Policy Preferences Report (September 2008)*
- (3) Resources Capacities Summary (September 2008)*
- (4) Water Resources Memo (August 29, 2008)*
- (5) Example Environmental Resources & Constraints Maps (September 11, 2008)*
- (6) Staff Memo to Planning Commission (September 22, 2008)*

III. REVISED DRAFT POLICY PREFERENCES REPORT (NOVEMBER 2008)

Planning Commission Comments and Direction

Exhibit A: Draft Planning Commission Minutes summarize Planning Commission comments and direction for revisions to the *Draft Policy Preferences Report* from the September 10, 11, and 25 meetings.

Revised Draft Policy Preferences Report

The REVISED Draft Policy Preferences Report (November 2008) is attached as Exhibit D.

The *REVISED Draft Policy Preferences Report* provides a framework and policy direction for the update of the City General Plan and growth management program.

Upon direction from City Council (scheduled for December 11 and 16, 2008), these Draft *Plan Santa Barbara* General Plan framework and policies will then undergo further analysis over the next year (e.g., environmental review, economic analysis, etc.) before consideration for adoption by Council. The draft policies pertaining to Land Use and Housing will also be incorporated into Draft Land Use Element and associated Land Use map and Housing Element updates over the next year (the initial General Plan Elements to be updated). There will be numerous further opportunities for public comment and input through the next phase of the *Plan Santa Barbara* process.

Downtown Parking Committee

On September 11, 2008, the Downtown Parking Committee discussed the September *Draft Policy Preferences Report* and provided comments for refinement of the Circulation section policies on parking. Their comments to the Planning Commission are attached in Exhibit B: Downtown Parking Committee Memorandum dated October 9, 2008. These comments have been incorporated into the current *REVISED Draft Policy Preferences Report*.

Land Use Policies for Growth Management

Two of the key policies in the *September Draft Policy Preferences Report* were LG1 and LG2, which address non-residential growth limitation and residential growth provisions. These policies received considerable attention during the preceding Commission discussions.

Based on Commission comments and input from the City Attorney, the wording of the policies has been refined within three policies (LG1, LG2, and LG3) in the November draft report:

- Policy LG1 would establish the priority for future resource capacity allocations for additional growth to affordable housing development over other types of development.
- Policy LG2 (*formerly LG1*) would extend existing Charter Section 1508 policies (Measure E *non-residential* growth cap) to the year 2030, by limiting net new non-residential development to the remaining unbuilt Measure E square footage. Policies would also be extended for separate square footage provisions for minor additions, redevelopment of existing non-residential square footage; and sphere area annexations. Timely monitoring and adaptive management would be required.
- Policy LG3 (*formerly LG2*) for future *residential* growth was revised to provide broad policy language to balance between the objectives of living within our resources and of meeting California requirements and regulations for General Plan Housing Element updates. The revised language does not establish a specific limit on the number of future residential units, which provides flexibility in how these objectives may best be balanced. Provisions are included for monitoring and adaptive management to ensure there are sufficient resources capacities to support future residential development. (See also further discussion in next section.)

More detailed implementation measures for these and all proposed policies will be identified during Phase III work of the *Plan Santa Barbara* process.

Future Residential Development Provisions

Future residential development is being considered in the *Plan Santa Barbara* process in three ways:

- A broad policy perspective in the Growth Management/Land Use Element;
- Housing Element provisions, consistent with State requirements; and
- EIR comparative impact analysis for a range of future residential growth scenarios, relative to existing policies, proposed *PlanSB* policies, alternative policies, and a longer range full build out.

Based on community input and discussions at the Planning Commission, the broad policy position for growth management is expressed in draft *PlanSB* policies LG 1, LG 2, & LG3. These policies provide for a priority for residential development, and limitations on non-residential development yet allowing

for economic vitality and meeting community needs, and also improving the jobs/housing balance. Careful consideration is required that all growth including residential development be sustainable and supportable by resources (explicitly with regard to water and sewer capacity). No numerical residential cap is included, because LG1 sets residential as the priority, the amount of residential growth would be controlled by resource constraints, and this approach would avoid potential conflict between Land Use/Growth Management policies and State Housing Element regulations.

State Housing Element requirements provide for a Regional Housing Needs Allocation (RHNA), which entails the State providing seven-year countywide housing development goals which are then distributed by the regional council of governments Santa Barbara County Association of Governments (SBCAG) as "fair share" allocations to cities and the unincorporated County area. The current City RHNA for the next seven-year period is 4,388 residential units, which represents a large increase from past RHNA allocations and of historic residential build-out rates for the City.

State Housing Element regulations do not require that the RHNA quantity of housing be built within the 7-year planning period. They require that City Housing Elements demonstrate adequate zoning capacity that could accommodate build-out of the RHNA allocation, and they require that constraints to housing development be evaluated. Based on preliminary analysis of zoning capacity, which assumes continuation of mixed use zoning, as demonstrated in the *Development Trends* report and its Exhibit 11 map showing areas of potential build-out, the zoning capacity for meeting the RHNA is already met. Existing policies support housing development, and these policies will be examined again in combination with proposed new *PlanSB* policies as part of the upcoming Housing Element update. The Housing Element Update will include consideration of EIR analysis of constraints to resource capacities such as water and sewer, which are important factors and recognized by the State as legitimate constraints.

In the evaluation of growth and policy alternatives in the EIR, it needs to be recognized that policies have a relation and certain amount of influence on the amount of housing constructed and that market forces also affect the amount of growth that occurs. The EIR needs to be a reasonable and objective analysis. Staff has estimated a 2800 net increase in housing units as a realistic maximum build-out over the next 22 years based on historic rates and under either existing policies or proposed *Plan Santa Barbara* policies. However, the EIR will also look at a range of policy alternatives and growth scenarios, including 2000 housing unit build-out based on lower growth policies; 4500 housing units based on alternative regulations differing from existing or proposed *PlanSB* policies, and 7000 housing units as a potential longer-term full build out.

Mobility-Oriented Development Area (MODA)

The MODA policy has been refined to better identify its purpose as the area of expected focus for future growth and change within the City, and to specify draft policy applications for the area. The MODA is characterized by a mix of commercial and residential uses clustered around dedicated transit stops or "nodes", and within pleasant walking or biking distance to commercial services, parks and recreational opportunities, and transit.

Key policies that would apply within the MODA include:

- Promoting connectivity and civic engagement with increased public space and open space
- Enhanced mobility through capital improvements and transit planning
- Provision of more work force and affordable residential opportunities and smaller unit sizes
- Location of most new and redeveloped commercial uses for strong retail and workplace centers
- Relocating of remaining Transfer of Development Rights (TEDR) square footage
- Revised parking standards.

Maps

Policy Information Maps. The Key Policies map from the *September Draft Policy Preferences Report* has been refined in the current document and split into four information maps that assist in depicting how policies would apply geographically:

- Map 1 – Growth Locations (*information map presented earlier in the March 2008 Development Trends Report*) shows parcels within the proposed MODA area downtown and along Upper State Street that presently have lower improvements values, and may be more likely to redevelop.
- Map 2 - Mobility-Oriented Development Area (MODA) and Potential Transit Nodes illustrates the mixed used areas of Downtown and Upper State Street areas that are the anticipated focus of future growth and change. Mixed use nodes are also identified on Coast Village Road, and the Mesa. Many of the proposed policy changes would be applicable within these areas. The map identifies the MODA boundary, locations for linked transit stops and surrounding neighborhoods within ¼ walking distance, transit center and train station, and general land uses (Commercial, Multi-Family, Duplex, Light Industrial, and Parks).
- Map 3 – Potential Neighborhood Districts depicts existing neighborhoods combined into potential neighborhood districts and the MODA boundary, as a starting point for discussions on the Land Use Element update and Sustainable Neighborhood Plans.
- Map 4 – Potential Secondary Dwelling Unit Locations identifies areas for proposed Second Unit policy applications within single-family neighborhoods, including (1) second units encouraged within the MODA; (2) second units allowed within areas outside the MODA; and (3) second units restricted within high fire hazard areas.

Land Use Element Map. Work is proceeding to prepare an initial draft Land Use Map, a component of the Draft General Plan Land Use Element update. The Land Use Map identifies designated Land Use Categories for property throughout the City, and represents the geographic application of Land Use Element policies.

Starting with the current General Plan Land Use Map, the map is being digitized as a parcel-based map using the ArcView GIS program. Land Use Map amendments since 1975 will be applied to the map. Zoning designations will be overlain to identify potential conflicts between General Plan and Zoning designations. Existing land uses will be considered to identify non-conforming uses.

The initial draft Land Use Map will be scheduled at the Planning Commission on January 8, 2009 for the start of public discussion (prior to the *PlanSB* EIR Scoping Hearing), and will be refined over the next year as part of preparation and public review of the draft Land Use Element update.

Staff Recommendation

Staff recommends that the Planning Commission forward the *REVISED Draft Policy Preferences Report* (November 2008) for City Council action.

IV. PRELIMINARY OUTLINE OF ALTERNATIVES FOR EIR STUDY

Santa Barbara is a largely built out City, most development involves redevelopment of already developed sites, and there is a strong continuing policy to live within our resources. As such, it is expected that there would be a very small increment of net additional growth over the next 22 years to the year 2030. *Plan Santa Barbara* discussions to date have identified the range of future growth scenarios for comparative impact analysis in the environmental impact report (EIR) to include 2,000 – 7,000 additional housing units and 1 to 3 million square feet of additional nonresidential development. A range of alternative policy options beyond the policies in the *PlanSB REVISED Draft Policy Preferences Report* would also be studied, to reflect policies under continuing community discussion as a part of this process, such as lowering height limits, increasing housing density provisions, etc.

At the September meetings, Commission members discussed potential growth scenarios for EIR study. Comments focused on the growth assumptions to be used for the *PlanSB* Project, including what level of growth matches up with policies to live within our resources, and what ratio of nonresidential to residential growth addresses housing goals and the jobs/housing imbalance. Whether the land use policy statement should include a cap on total number of residential units or not, and whether the EIR analysis should use the City's Regional Housing Needs Allocation were also discussed.

The attached *Exhibit C* provides a revised chart and description of preliminary assumptions for EIR alternatives to be studied, to reflect the *REVISED Draft Policy Preferences*. This continues to be a preliminary outline of alternatives, and will be further considered as part of the EIR public scoping process in January 2009, and refined during the process to develop the Draft EIR.

V. PLAN SANTA BARBARA NEXT STEPS

Upcoming Scheduled Dates (December 2008 – February 2009)

Thursday	Dec 11 (9:30 am-12:30 pm)	City Council considers Draft Policy Preferences
Tuesday	Dec 16 (6:00-9:00 pm)	City Council action on Draft Policy Preferences
Thursday	Jan 8, 2009	Planning Commission meeting on initial draft Land Use Element Map and Phase III work program
Monday	Jan 5, 2009 through	<i>PlanSB</i> EIR <i>Notice of Preparation</i> (NOP) issued for 30-day
Tuesday	Feb 3, 2009	
Thursday	January 22, 2009	Public EIR Scoping hearing at Planning Commission.

Phase III *Plan Santa Barbara* Activities (2009-2010)

At the September Planning Commission meetings, staff reviewed planned activities for Phase III of *Plan Santa Barbara* work in 2009-2010, and the Commission generally concurred with the Phase III components and direction. A subsequent Commission meeting will be held on January 8th to further discuss the upcoming Phase III work program and the initial draft Land Use Element Map.

Plan Santa Barbara Phase III would include further work to prepare:

- Alternative Building Heights Charter Amendment Proposal
- Draft General Plan Framework Document: Policy Direction for General Plan Update
- Draft General Plan Land Use Element and Land Use Map
- Draft General Plan Housing Element
- Draft General Plan Adaptive Management Plan
- Draft General Plan Environmental Impact Report
- Economic Study

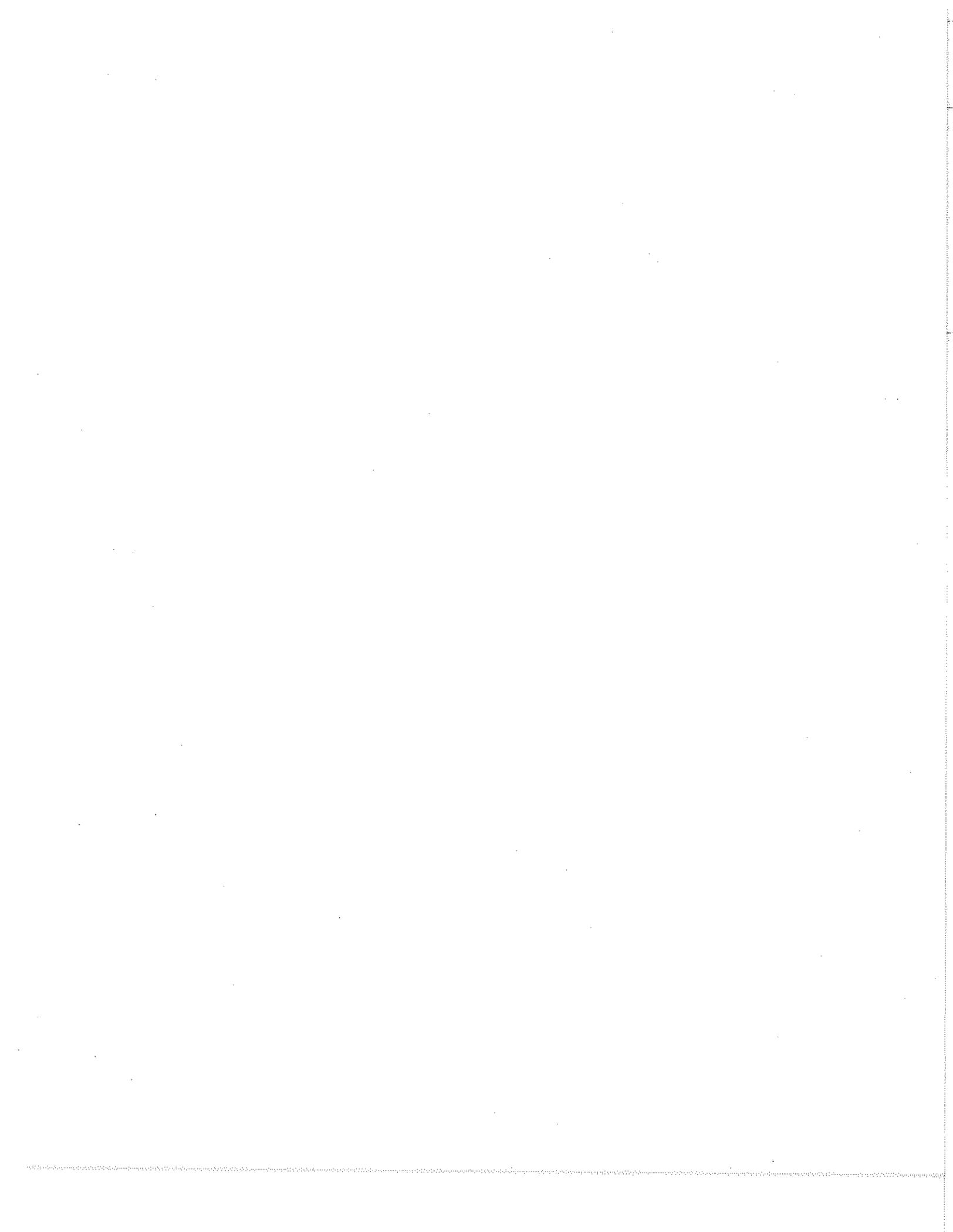
The Phase III work components would lead to Final EIR certification and Council adoption of Final General Plan documents, including overall *Plan Santa Barbara* policy direction, Land Use Element and Map, and Housing Element.

Updates of other General Plan Elements would proceed in subsequent phases of the *Plan Santa Barbara* process.

EXHIBITS:

- A. Draft Planning Commission Minutes for September 10th, 11th, 25th, 2008
- B. Downtown Parking Committee Memorandum dated October 9, 2008
- C. Preliminary EIR Alternatives
- D. *Revised Draft Policy Preferences Report* (November 2008)

Note: This staff report and exhibits are available online at <http://www.youplansb.org>.



DRAFT

City of Santa Barbara Planning Division

PLANNING COMMISSION SPECIAL MEETING MINUTES

September 10, 2008

CALL TO ORDER:

Chair George C. Myers called the meeting to order at 9:37 A.M.

ROLL CALL:

Present:

Chair George C. Myers

Vice-Chair Stella Larson

Commissioners Bruce Bartlett, Charmaine Jacobs (until 5:22 P.M.), John Jostes, Addison S. Thompson and Harwood A. White, Jr.

STAFF PRESENT:

Paul Casey, Community Development Director

Bettie Weiss, City Planner

John Ledbetter, Principal Planner

Danny Kato, Senior Planner

N. Scott Vincent, Assistant City Attorney

Rob Dayton, Principal Transportation Planner

Barbara Shelton, Environmental Analyst

Beatriz Gularte, Project Planner

Peggy Burbank, Project Planner

Adam Nares, Planning Technician

Gabriela Feliciano, Commission Secretary

I. PRELIMINARY MATTERS:

- A. Comments from members of the public pertaining to items not on this agenda.

Chair Myers opened the public hearing at 9:37 A.M. and, with no one wishing to speak, closed the hearing.

II. DISCUSSION ITEM

**PLAN SANTA BARBARA (PLAN SB) GENERAL PLAN FRAMEWORK: DRAFT
POLICY PREFERENCES**

ACTUAL TIME: 9:38 A.M.

Case Planners: John Ledbetter, Principal Planner; Barbara Shelton, Environmental Analyst
Email: jledbetter@SantaBarbaraCA.gov; bshelton@SantaBarbaraCA.gov

A. Staff Presentation

1. Poll Presentation:

John Ledbetter introduced Rick Sklarz, Senior Researcher, Fairbank, Maslin, Maullin & Associates. Mr. Sklarz gave a presentation of the General Plan Update Survey that was conducted August 20-24, 2008, by telephone (landline and cell phone) with 400 City of Santa Barbara residents.

The Commission had a discussion with Mr. Sklarz and the Plan SB Staff with regard to the poll results.

2. Staff Overview:

Mr. Ledbetter provided an overview of the purpose and need for the General Plan Update process, the key policy drivers, sustainability structure, project description, and general plan framework.

The Commission held the following discussion with the Plan SB Staff:

- Reported that, with regard to dwelling increases, John Romo, Santa Barbara City College President, has stated that the California Coastal Commission (CCC) has forbidden housing for SBCC.
- Commented that community college land may not be available for student housing because they are run through the state government.
- Verified that Plan SB Staff will be in attendance when City Council meets with the School District Board and will mention the potential for partnership in resolving the issue of possible use of school land for open space or meeting housing needs of student population.
- Emphasized that historic resources should not be ignored or isolated from sustainability, but rather include in the introduction of any City document.
- Asked how the 2,800 unit number relates to the CCC prohibition of SBCC future growth. Staff responded that it is an issue that will be discussed in the Environmental Impact Report (EIR).

- Verified that the General Plan update will need to be reviewed by the CCC because a portion of the City is within the coastal zone.
- Confirmed that the Highway 101 air quality buffer will not be eliminated. The policy remains, although edited to be more of an advisory measure.
- Highlighted that a community resource map would be helpful. It should indicate where those resources are located and what they are in an effort to protect those resources. Staff responded that MEA maps will be provided at the next meeting as part of the goals and policies presentation.
- Concerned with the inability to provide the city with open space and transit, balanced against the need for increase in housing density.

Chair Myers called a recess at 11:14 A.M. and resumed the meeting at 11:21 A.M.

B. Comments from Board and Committee Members – Board and Committee members who have been active in Plan SB had an opportunity to provide input on policy considerations relevant to their charge.

1. Nancy Rapp, Parks & Recreation Director – specific recommendations by the Park & Recreation Commission include: 1) Revise the land use growth management goal to include more specificity to park and recreation facilities. 2) Establish park and open space standards for redevelopment and new development.
2. Lee Moldavor, Vice-Chair Creeks Advisory Committee – public workshop November 2007 devoted to discussion of the overlapping between creeks and water sheds, beaches and water quality, and how they relate to the elements of the general plan; inclusion of key points were submitted to be included in the master environmental review.

C. Public Hearing – Input from the community on all the policy issues.

Chair Myers opened the public hearing at 11:47 A.M.

1. Christy Schuerch, Coalition for Community Wellness – the single most important way to combat chronic disease epidemics is planning a sustainable city that is walkable, bikeable, with easy access to healthy foods, and affordable local housing; the importance of improvements in transit.
2. Gil Barry, Allied Neighborhood Association member – dual density system best way to achieve housing for workforce; current density reduced for more expensive units and raised for affordable projects; amount of density required, and community character and design.

3. Ralph Fertig, President of Santa Barbara Bicycle Coalition – how the bicycle fits into Plan SB; bicycle is efficient mode of transportation; advantages in comparison to the automobile; should be promoted and more bike lanes provided.
4. Fermina Murray, Pearl Chase Society Board of Directors – the guiding language to preserve and protect historic and cultural resources, open space and public scenic views should be placed within a separate section: Historical and Cultural Resources Preservation Element.
5. Susan Shank, local resident – concepts of sustainable neighborhood plans and the mobility oriented development area (MODA) not well thought-out; topography, connectivity, and cost need to be considered; automobile will still be needed for multiple tasks in one outing; huge increase in public transit needed.
6. Trish Allen, Suzanne Elledge Planning and Permitting Services – on behalf of Mario Borgatello: EIR analysis should examine what Measure E has achieved in past 20 years; ask if it is appropriate to perpetuate the same restrictions on a parcel-by-parcel basis, what is the criteria that will be used, and how will the criteria be established when its effectiveness is evaluated.
7. Bill Marks, local resident – “smart growth” alternative does not necessarily allow more people to be near their jobs or promote diversity in the city; granny flats valuable, but quantity should be limited in neighborhoods.

Chair Myers called a recess at 12:30 P.M. and resumed the meeting at 1:24 P.M.

Public Hearing Continued

8. Joseph Rution, Allied Neighborhood Association – new “smart growth” housing development will not build the city out of the housing dilemma; presented a different option: protecting and preserving community character, developing strategies that do not generate growth, turning “living within our resources” into an enforceable proposition.
9. Lisa Plowman, Santa Barbara for All – 7,500 unit growth cap reasonable to allow for 1% growth rate; incentives to reduce market-rate unit sizes, rental housing, and car-share programs for mixed-use projects downtown; creation of Upper State Street parking district; reduce parking in the grid; generation rates for traffic should be reviewed and updated; setback along front property line on a case-by-case basis instead of mandating for all commercial projects; solar as incentive rather than a mandate because expensive; more time should be provided for public to review documents produced by Plan SB staff.

10. Cathy McCammon, League of Women Voters – maintain small-town character, protect views and open space, and relieve congestion; updates resource constraints and true cost of increased density needed; protection of middle-class and lower-income and not price them out; increased use of transit would require major life style changes; the city does not have monies to subsidize truly affordable housing.
11. Connie Hannah, League of Women Voters – against increase in taxes to help pay for additional costs, including resources necessary to construct expensive condominiums; build only affordable units needed for those already working in the city; mixed-use requirements should be changed to make affordability for all levels of workers.
12. Allyson Biskner, Santa Barbara County Trails Council – inclusion of specific language directly related to public trails within the General Plan Update; safe trails require specific care and management beyond that for open space; adopt sustainable urban trail standards and guidelines for specific use; addition of policy mechanisms to acquire trails or easements by willing land donors with incentives for them.
13. Jean Holmes, local resident – “smart growth” is a regional planning model; the city is already built-out; coordinated approach with other entities in the area should be taken; incorporate specific techniques to keep current affordable units and guarantee that new construction will add to that supply; adaptive management approach should be built-in.
14. Maureen Mason, Pearl Chase Society – adopt a cohesive, historical and cultural preservation element separate from other conservation policies and Plan SB.
15. Sheila Lodge, Citizens Planning Association and General Plan Update Committee representative – Measure E should be renewed; objectives needed in addition to overarching goals; protection of scenic public views; supports building height limit to 45 feet; downfall of growth in the community; more affordable employee housing should not be achieved at the cost of further changing the character of the city; consider the issuance of revenue bonds.
16. Fred Sweeney, upper east neighborhood resident – outreach needed to reach silent population that is of mostly diverse cultures; concerned with how upper east has been defined; provide an overlay set of languages to deal with special events that have a day-to-day impact; community character affected by zoning violations, such as illegal hedges; size of parcels in that neighborhood lend themselves to second units; Mission Canyon exiting in case of disaster an issue; walkability a problem; rent-a-bike/electric auto rental options; corner market needed.

17. Judy Orias, local resident – address the need to reduce speeding on neighborhood streets; clarify and better define “community benefit”; clarify H2 whether it is an upzoning of the R-2 zone; it appears H5 requires transit in all areas even those not tied to the transit route and should be corrected; flipping of rentals into condos; under C3 better define “high quality pedestrian crossing”; need for more accessible routes; air monitoring in various parts of the city; parking reduction on commercial zones would affect small businesses; policy to reduce flood plane and updating of flood maps; Mission Creek and Arroyo Creek should have maps updated; challenge of edible gardens.
18. Frank Arredondo, Chumash representative – cultural heritage side of General Plan update process; contacting and addressing concerns of Chumash community as prescribed by law; importance of singling-out the Native American community and creating a liaison for outreach efforts.
19. Mickey Flacks, Co-Chair, Santa Barbara for All – “A Vision for a Sustainable Future”; population growth and social equity; reduce automobile dependency and create walkable transit-oriented community; density does not mean ugly and problematic; agree with sixty-foot height limit; distinctive neighborhood character; form-based zoning.
20. Debbie Cox Bultan, Executive Director, Coastal Housing Coalition –affordable housing for local workforce, not just for those who live here, and efforts to include all economic levels; concern with low range of residential units proposed; supports 60 foot height limit in downtown; incentives for employers willing to provide workforce housing, rather than mandating; consider adding two policies to expedite the project review process: safe harbor provision for second units and set of criteria for residential projects.
21. Paul Hernadi, local resident – three major goals of a sustainable community: living within resources; preserving or enhancing what is precious about Santa Barbara, including social/economic diversity; preserving or enhancing the health, welfare and safety of residents, commuters and visitors alike.
22. Dave Davis, Community Environmental Council – outreach to low income members of the community who have a high stake in the City’s future; comprehensive energy policy.

The following members of the public completed Request to Speak forms but did not speak:

23. Dick Flacks, Santa Barbara County Action Network (SBCAN) – not present, but Mickey Flacks communicated his comments regarding the local housing challenge.
24. Patricia Hiles, local resident – written comments stating desire to keep Santa Barbara small and to not try to get rid of cars.
25. Olivia Uribe, SBCAN – written comments not submitted.

Chair Myers closed the public hearing at 3:55 P.M.

Chair Myers called a recess at 3:56 P.M. and resumed the meeting at 4:17 P.M.

D. Planning Commission Initial Discussion on:

1. General Plan Framework

- The framework is on the right track and it is acceptable.
- Augment the Trends and Challenges section of the Report with numbers from Development Trends Report and RHNA numbers as more compelling argument for policy change.
- Question whether water and sewer services are sufficient.
- Reference and reframe the Conditions, Trends and Issues (CTI) executive summary with its five topics.
- Be explicit as to what the principals imply to indicate that future development must be prioritized. Cannot say “yes” to every project.
- Circulation needs to be expanded to “connectivity”; provide the connectivity for non-vehicular linkages.
- Need to really communicate what the priority community benefits are.
- Discussion of policy drivers needs to be expanded.
- Apply ecological principals in the sustainability context.
- With regard to mapping, Use the Upper State Street study as an example to build upon graphically and form a policy standpoint.
- Consider how the Airport and unincorporated areas will be addressed.
- Must own the jobs/housing imbalance problem as a community. May not be able to solve it. Question how the daytime population should be dealt with – regional transportation?
- Adaptive Management needs to bridge residential and non-residential.
- Objectives paragraph between goals and policies should be incorporated as indicators for policy implementation.
- Specific timeframes for monitoring; for example, start in five years and conclude in seven.
- Criteria for adaptive management upfront will simplify EIR process.
- Structure policy for more refined development that uses less resources.
- Historic Resources should be of high priority and belong in the sustainability principles.

- Historical and Cultural Resources should be a main heading with its own elements in the introduction.
- Take the dilemma head-on of sustaining resources for future generations versus the historic way of doing things, such as not wanting to give up the use of vehicles.
- Consider another way to measure building height restrictions next to historic structures; for example, within a quarter mile, rather than “adjacent to” historic structures.
- With regard to mapping, consider extending the MODA to the Mesa, beyond Santa Barbara City College to the intersection where the commercial begins.
- Include all schools on the map, including private schools, especially with regard to safe routes to schools.
- Under the Sustainability Principles section, include looking at alternative energy both municipal and private (non-petroleum based).
- Regarding adaptive management component: what will be on the score card?
- The City should continue to promote a County Blueprint as all counties in California, except Santa Barbara, have created one for their county.
- Organize future drafts by goals, objectives and program or policy implementation.
- Regional cooperation needed with communities in which commuters live.
- Need an early warning system for adaptive management plan.
- Earl Warren Showgrounds, which is a significant parcel of land, should be addressed.
- Upper State Street Study – build on process in updating elements.
- Need connectivity overlay.
- What about unincorporated islands – do policies relate to them?
- Consider how much the City could afford for water; it should be seen as a commodity rather than a resource.
- Document should adapt to new technologies.
- Priority system needed similar to how LEED does its analysis on projects; measurable ways for applicants to know what is being asked of them and not just what the city does not allow.

- Form Base Zoning analysis would allow a view block-by-block of what could be emulated versus what should be avoided.
 - Creatively fund wishes; without funding mechanisms, goals will not happen.
 - Local groups need to have “round table” discussions.
 - Need to be sensitive to Adaptive Management “trigger points.”
 - Regarding impacts of growth; identify unintended consequences and correct them.
 - Sustainability principals could use more polishing (e.g., social equity and expansion of defining paragraphs); their implementation within the elements is very important.
 - Adaptive management is an excellent concept and needs further study.
 - Proposed goals may be costly, but should still set as goals; otherwise we will never attain them.
 - Growth of the middle class and the way that class gets represented in the framework is important.
 - Sustainability principles need polishing.
 - Some of the sustainability issues need more, e.g. social equity. How they get translated into the elements and implemented is important.
 - Need another look at the report before signing off on it.
2. General Plan Elements
Discussion continued to September 11, 2008.
3. Alternatives to be included in the EIR
Discussion continued to September 11, 2008.
4. Confirm components and direction of the upcoming Plan SB Phase III activities
Discussion continued to September 11, 2008.
5. Choose Representatives to attend and work with Ordinance Committee on the Plan SB Interim Zoning and Design Ordinance
Discussion continued to September 11, 2008.

Mr. Ledbetter, Principal Planner, reviewed the agenda for the Thursday, September 11, meeting.

III. ADJOURNMENT

Chair Myers adjourned the meeting at 5:26 P.M. to the September 11, 2008, meeting at 1:00 P.M.

Prepared by Gabriela Feliciano, Commission Secretary

Submitted by,

Julie Rodríguez, Planning Commission Secretary

DRAFT

DRAFT

City of Santa Barbara

Planning Division

PLANNING COMMISSION SPECIAL MEETING MINUTES

September 11, 2008

CALL TO ORDER:

Chair George C. Myers called the meeting to order at 1:10 P.M.

ROLL CALL:

Present:

Chair George C. Myers

Vice-Chair Stella Larson

Commissioners Bruce Bartlett, Charmaine Jacobs (arrived at 1:41 P.M.), John Jostes, Addison S. Thompson and Harwood A. White, Jr.

STAFF PRESENT:

Paul Casey, Community Development Director

Bettie Weiss, City Planner

John Ledbetter, Principal Planner

Jan Hubbell, Senior Planner

Danny Kato, Senior Planner

N. Scott Vincent, Assistant City Attorney

Rob Dayton, Principal Transportation Planner

Barbara Shelton, Environmental Analyst

Beatriz Gularte, Project Planner

Peggy Burbank, Project Planner

Gabriela Feliciano, Commission Secretary

I. PRELIMINARY MATTERS:

- A. Comments from members of the public pertaining to items not on this agenda.

Chair Myers opened the public hearing at 1:12 A.M. and, with no one wishing to speak, closed the hearing.

II. DISCUSSION ITEM

**PLAN SANTA BARBARA (PLAN SB) GENERAL PLAN FRAMEWORK: DRAFT
POLICY PREFERENCES**

ACTUAL TIME: 1:12 P.M.

Case Planner: John Ledbetter, Principal Planner; Barbara Shelton, Environmental Analyst
Email: jledbetter@SantaBarbaraCA.gov; bshelton@SantaBarbaraCA.gov

Chair Myers acknowledged receipt of a letter from the Santa Barbara Region Chamber of Commerce dated September 9, 2008, submitted by Chair Renee Grubb.

A. Staff Presentations:

1. Peggy Burbank, Project Planner, reviewed the September 10 discussions and Commission conclusions:
 - Expand the introduction.
 - Better integrate the executive summary of the CTI.
 - More fully explain the policy drivers and sustainability principles and how they influence the content of the general plan, the elements, and policies.
 - Strengthen references to historic resources in the sustainability principles.
 - Include a paragraph on what objectives are needed to achieve the goals for each element. Articulate those objectives to tie-in to the adaptive management program.
 - Adaptive management should be more fully described. Identify components, such as an early warning system, triggers, and time-frames for review and assessment.
2. Ms. Burbank gave a presentation on each of the General Plan Elements prior to the Commission's review and discussion of each element.

B. Comments from Board and Committee Members

Completed September 10, 2008.

C. Public Hearing

Hearing held on September 10, 2008.

D. Planning Commission Discussion and Recommendation on:

1. General Plan Framework

Discussion held September 10, 2008.

2. Draft Policy Preferences Document (Exhibit A)

a. Sustainability Framework

Discussion held September 10, 2008.

b. General Plan Elements

Discussion continued from September 10, 2008.

Land use/Growth Management:

- LG1. Limit Non-Residential Growth.
- LG2. Plan for Residential Growth.
 - Revise LG 1 and LG2 to incorporate sustainability, provide findings for project review and link to monitoring for adaptive management.
- LG6. Community Benefit Non-Residential Land Uses.
- LG7. Community Benefit Residential Land Uses.
 - Edit LG 6 and LG7 to be more focused and specific to reflect public values, and priorities given potentially limiting resources.
- LG9. Sustainable Neighborhood Plans (SNP).
 - Reference park standards.
- LG10. Park and Open Space Planning.
 - Edit and reference standards.
- Move C1. Mobility-Oriented Development Area, from Circulation Element to Land Use/Growth Management Element.
- Add LG policy on annexations and the need to be cost neutral.
- Add LG policy for preparation of a County Blueprint to address housing and other regional issues.
- Revisions to General Plan Map: Extend MODA to include Mesa Commercial Center, and toward water front to include Cabrillo Blvd. Add tentative extension to include CVR.
- Commission discussion with the Plan SB Staff continued.

Chair Myers called a recess at 3:15 P.M. and resumed the meeting at 3:35 P.M.

General Plan Elements Discussion Continued

Economy/Fiscal Health:

- EF3. Existing Businesses.
 - Edit text; expand content to include local contracting preference.
- EF6. Livable Wages.
 - Edit text.
- EF7. Green/Sustainable Businesses.
 - Expand content to include reference to agriculture, and promotion *a la* Portland Dept of Sustainable Development
- EF8. Minority Businesses.
- EF9. Social Equity.
 - Reference implementation measures for EF8 and EF9.
- EF21. Infrastructure Improvements.
 - Include statement of issues (e.g. transit as relates to economy).
- EF22. Regional Studies.
 - Edit text.
- Combine EF6 and EF9.
- Combine EF22 and EF26.

Environmental Resources:

- ER1. Climate Change.
 - Revise text to read as policy; reference regional aspect of issue.
- ER2. Comprehensive Climate Change Action Plan.
 - Expand content to be more specific; provide explanation; reference regional aspect of issue.
- ER3. Urban Heat Island Effect.
 - Edit text; research potential conflict for high fire areas.
- ER6. Remove Obstacles for Small Wind Generators.
 - Revise text to reference study.
- ER8. Solar Energy.
 - Edit text; revise as incentives; expand content to reference solar farms.
- ER11. Highway 101 Set Back.
 - Include justification for distance.
- ER20. Multi-Species Habitat Planning.
 - Revise text to distinguish from federal ESA requirements.

- ER21. Urban Tree Protection and Enhancement.
 - Edit text.
- ER33. Food Gardens for Schools.
 - Expand content.
- ER37. Public Views.
 - Expand content to be more specific and include photo record.
- Add ER policy on management of trails under Biological Resources.

Housing:

- H2. Market Rate Residential.
 - Consider recommended changes in SB4All submission.
- H3. Average Multi-Family Residential Unit Size.
 - Revise text to strengthen.
- H4. Unit Size and Density.
 - Revise text to add base density; consider making incentive.
- H5. Incentives for Market-Rate Affordable Units.
 - Reference design standards.
- H6. Revised Variable Density Ordinance to Promote Affordable Housing Production.
 - Revise text to specific option? Revise title.
- H9. Development Plan Findings.
 - Move to Land Use/Growth Management Element; clarify text.
- H10. Inclusionary Affordable housing Amendments.
 - Reference funding options; consider incentives.
- H14. Housing Along Transit and Transportation Corridors.
 - Reference funding options; re-format; split into two policies.
- H16. Second Unit Incentives.
 - Expand area of benefit; results should be greener with two units.
- H18. Live-Work Land Use Category.
 - Revise text to strengthen.
- Reorder policies, e.g. reverse order of H7 and H8.
- Add H policy for equity in property taxes, or maybe in the EF section?
- Add H policy declaring City's RHNA responsibilities.

Community Design/Historic Resources:

- CH1. Healthy Urban Environment.
 - Edit text.
- CH2. Mixed-Use and Commercial Development Standards and Guidelines.
 - Clarify what incentives are for smaller units sizes.
- CH3. Commercial and Mixed-Use Building Size, Bulk and Scale Requirements.
 - Revise text.
- CH4. Building Height Limits in Downtown Residential Buffer Areas and Next to Historic Structures.
 - Clarify text.
- CH6. Set-Back Standards in Commercial Zones
 - Revise text to make discretionary.
- CH7. Set-Back Landscaping in Commercial Zones.
 - Revise text to reference options per Pedestrian Master Plan.
- CH8. Commercial Neighborhood Compatibility.
 - Revise text to accommodate evolution over time.
- CH9. Open Space, Park and Recreation Standards for Housing in Commercial and Multi-Family Zones.
 - Reference park standards.
- CH10. Form-Based Codes for Non-Residential Zoned Areas.
 - Specify design districts by location; apply to historic districts.
- Add CH policy to prevent demolition of historic structures through neglect.
- Add to intro historic resources are sustainability; revise intro to emphasize historic resources; include in principles and drivers.
- Add CH policy to distinguish El Pueblo Viejo District and Downtown Design District.

Chair Myers called a recess at 6:19 P.M. and resumed the meeting at 7:07 P.M.

General Plan Elements Discussion Continued

Circulation:

- C1. Mobility-Oriented Development Area (MODA).
 - Move to Land Use/Growth Management Element; provide explanation of relation to other components of General Plan, and include reference to historic districts.
- C2. Vehicle Speeds.
 - Expand text to explain.
- C3. Pedestrian Crossings.
 - Expand text to define.
- C6. Residential Parking Program.
 - Clarify text.
- C7. Personal Transportation.
 - Edit text to better promote; include incentives/funding arrangements.
- C10. Intermodal Connections.
 - Expand to include new look at train/transit link.
- C12. 50/50 Mode Share.
 - Convert to objective for Circulation Element.
- C14. Bicycle Needs.
 - Expand policy to give priority to bike lane maintenance.
- C20. Residential Parking Modifications.
 - Expand to link to C7 and funding.
- Add C policy regarding parking districts especially in the MODA, Upper State Street, Funk Zone.
- Add funding options into several policies and/or add C policy to address funding for transit and alternative transportation.
- Incorporate "connectivity" in Element title and policies.

ACTUAL TIME: 8:02 P.M.

Public Services/Facilities:

- PS1. Long-Range Water Supply Plan.
 - Expand text to encourage strengthening of conservation component; rewrite using policy language.
- PS7. Construction/Demolition Materials.
 - Expand text to include architectural salvage.
- Add a policy to investigate regional approach to pursue water marketing agreements with agricultural community for urban water use in times of drought.
- Add a policy to prepare and implement a watershed program to maximize the life span of Gibraltar and Cachuma.

3. Alternatives to be included in the EIR.

Continued to September 25, 2008.

4. Confirm components and direction of the upcoming Plan SB Phase III activities.

Continued to September 25, 2008.

5. Choose Representatives to attend and work with the Ordinance Committee on the Plan SB Interim Zoning and Design Ordinance.

Commissioners to be appointed on September 18, 2008.

III. ADJOURNMENT

MOTION: Bartlett/White

Continue the meeting to September 25, 2008, at 1:00 P.M.

This motion carried by the following vote:

Ayes: 7 Noes: 0 Abstain: 0 Absent: 0

Chair Myers adjourned the meeting at 9:20 P.M.

Prepared by Gabriela Feliciano, Commission Secretary

Submitted by,

Julie Rodríguez, Planning Commission Secretary

DRAFT



DRAFT

City of Santa Barbara Planning Division

PLANNING COMMISSION MINUTES

September 25, 2008

CALL TO ORDER:

Chair George C. Myers called the meeting to order at 1:30 P.M.

ROLL CALL:

Present:

Chair George C. Myers

Vice-Chair Stella Larson

Commissioners Bruce Bartlett, Charmaine Jacobs, John Jostes, Addison S. Thompson and Harwood A. White, Jr.

STAFF PRESENT:

Bettie Weiss, City Planner

John Ledbetter, Principal Planner

Danny Kato, Senior Planner

N. Scott Vincent, Assistant City Attorney

Rob Dayton, Principal Transportation Planner

Bill Ferguson, Water Resources Supervisor

Steve Foley, Supervising Transportation Planner

Barbara Shelton, Project Planner/Environmental Analyst

Peggy Burbank, Project Planner

Irma Unzueta, Project Planner

Beatrice Gularte, Project Planner

Julie Rodriguez, Planning Commission Secretary

I. PRELIMINARY MATTERS:

- A. Comments from members of the public pertaining to items not on this agenda.

Chair Myers opened the public hearing at 1:30 P.M. and, with no one wishing to speak, closed the hearing.

II. **DISCUSSION ITEM:**

ACTUAL TIME: 1:31 P.M.

PLAN SANTA BARBARA (PLANSB) GENERAL PLAN FRAMEWORK: DRAFT POLICY PREFERENCES

- A. **Staff Presentation** – Staff will provide an overview of the draft general plan framework and recommended policies and alternatives as well as expected outcome of Phase III of the *PlanSB* process. *Completed September 10, 2008.*
- B. **Comments from Board and Committee Members** – Board and Committee members who have been active in *PlanSB* will have an opportunity to provide input on policy considerations relevant to their charge.
Completed September 10, 2008.
- C. **Public Hearing** – It is expected that a significant part of the first meeting date, Wednesday, September 10, will be to receive input from the community. This will be an opportunity for organizations and the general public to provide input on all the policy issues. *Hearing held on September 10, 2008.*
- D. **Planning Commission Discussion and Recommendation on:**
1. General Plan Framework
 2. Draft Policy Preferences Document (Exhibit A)
 - a. Sustainability Framework
 - b. General Plan Elements
 - i. Land Use and Growth Management
 - ii. Economy and Fiscal Health
 - iii. Environmental Resources
 - iv. Housing
 - v. Community Design and Historic Resources
 - vi. Circulation
 - vii. Public Services and Safety*Initial discussion held September 10 and 11, 2008.*
 3. Alternatives to be included in the EIR
 4. Confirm components and direction of the upcoming *PlanSB* Phase III activities
 5. Choose Representatives to attend and work with Ordinance Committee on the *PlanSB* Interim Zoning and Design Ordinance.
Commissioners Bruce Bartlett and Charmaine Jacobs were appointed on September 18, 2008.

Case Planner: John Ledbetter, Principal Planner; Barbara Shelton, Project Planner/
Environmental Analyst

Email: jledbetter@SantaBarbaraCA.gov; bshelton@SantaBarbaraCA.gov

John Ledbetter, Principal Planner, gave the Staff presentation with updates on where the meeting left off from September 11, 2008, and was joined by Barbara Shelton, Environmental Analyst.

Scott Vincent, Assistant City Attorney, provided an update on the Regional Housing Needs Allocation (RHNA) compliance challenges with the Housing Element and listed six criteria that must be met. Land Use Policy LG2, as written, can pass some of the criteria, but presents potential issues with others. Stated that combining LG2 with LG1 could meet more of the criteria for compliance with the State's Housing and Community Development (HCD) requirements.

Staff answered Planning Commission questions about defining a resource, such as limited sewer capacity, school, water or transportation; limiting housing growth based on not being able to make the findings caused by resource constraints; and the difficulty in getting an extension from the HCD in order to develop and adopt the Land Use element prior the Housing element.

Commissioner's comments:

1. One Commissioner recalled a prior request made in January for the identification of resource limitations and build-out, and comments made in April prioritizing housing ahead of commercial.
2. Remained concerned that city will have to increase sewage treatment capacity, change transportation thresholds, and develop new water resources in order to meet the RHNA allocation number.
3. One Commissioner wanted to make sure that measurable resources were considered when addressing the RHNA allocation.
4. One Commissioner reminded the Commission that the matrix for housing and non-residential component looks at the number of units irrespective of unit sizes.
5. Measure E has worked on regulating commercial development. Residential growth management could be looked at with similar limitations.
6. Encouraged Staff to look at the Camden Report used by Cottage Hospital.
7. One Commissioner asked Staff for clarification on whether the desalination plant counted as a dependable water supply or just as backup.
8. Commissioners asked if the EIR will take into consideration the economic vitality of the community and if the revenue factor will be considered when square footage is increased/decreased.

Staff responded that the EIR process will assist in defining the project before defining the process. Resource constraints will be identified during the process.

Mr. Vincent responded to the Commission's questions about exploring remaining options to address the RHNA appeal for reallocation of numbers and stated that SBCAG is moving

forward with submitting the final allocation to the Department of Housing and Community Development. He also read passages from the "Building Blocks for Effective Housing Elements" that addressed government constraints and land use controls.

Staff commented on the residential matrix and studying dual density, a range of density incentives for affordable housing and changing variable density standards based on square footage. Staff also stated that resource use and growth will be explored in the EIR. Unit sizes will be considered in square footage, as well as economics.

Bill Ferguson, Water Resources Supervisor, provided an update on the desalination plant and the State water project; the water supply plan; and the water budget.

Barbara Shelton, Environmental Analyst, gave the Staff presentation on the preliminary EIR project and alternatives, followed by Mr. Ledbetter, who covered the *PlanSB* Phase III activities.

Chair Myers opened the public hearing at 2:57 P.M.

Connie Hannah, League of Women Voters (LWV), commented on supporting much of the proposed General Plan policies but remains concerned about living within our resource while managing growth. Also concerned with the State overwhelming local planning with RHNA allocation.

With no one else wishing to speak, the public hearing was closed at 3:02 P.M.

Staff answered additional Planning Commission questions about the EIR's intent to look at a range of alternative policies by focusing on all the input from the workshops. Responded to an inquiry of the page 2 chart of non-residential development assumptions regarding the amount of Measure E square footage. Staff stated that the minor additions figure was based on average yearly historic growth; demolition reconstruction figure came from historic and potential build-out; and the Sphere of Influence number came from the annexation policy update that was done a few years ago.

Staff also responded to the Commission's questions about resolving the discrepancy between the project description looking at 2020 and 2030 by waiting for the outcome in decisions over LG1 and LG2; correcting imbalances in residential growth while addressing the RHNA allocations required over various time periods; and explained how the Commission's suggestions were reflected in the alternative policy scenarios. Staff also discussed the policies considered in the EIR Policy Alternatives and stated that more work was needed in fleshing out policy alternatives to evaluate. A solution was offered in showing LG2 and planning for additional growth of 2,000 dwelling units for the year 2020 and allowing up to 4,500 added dwelling units if interim monitoring demonstrates adequate resources and community conditions.

One Commissioner clarified his intentions with both LG1 and LG2 in trying to establish a ceiling on non-residential growth and a floor on residential growth based upon available resources. He also asked for trigger points to evaluate what has been done and tying them to RHNA numbers. Another Commissioner stated that one primary aspect of this project is looking at our current resources, so a checkpoint is needed far before receiving the next RHNA number.

Mr. Vincent responded to Ms. Weiss comments regarding RHNA allocations and resource limitations by stating that the language accommodates RHNA. He responded to the Commission's question on the next steps by identifying them as: 1) a new recognition on the part of the city that both non-residential and residential uses require our resources; 2) incorporate adaptive management tools that look at the build-out as it occurs and addresses the build-out as it begins to use up finite resources; and 3) when the threshold of resources are reached, there is some limitation on the development of residential housing.

As the threshold for resources are met, one Commissioner suggested looking at commercial as the first relief valve before shutting off the residential. Another Commissioner looked at varied calculations in trying to balance the relationship between commercial square feet and dwelling units.

Ms. Weiss responded to one Commissioner's concern about the economic vitality of the community and having a sustainable economy as part of the General Plan by stating that several policies in the existing Land Use Element came out of the last General Plan Update. Ms. Shelton added that the EIR focus is on physical environmental impacts; a separate consultant study will focus on economic issues and is intended to work concurrently with the EIR to address economic issues.

STRAW POLL:

Agree that LG becomes three parts: A) Policy on use of the limited resources in favor of residential over non-residential units; B) Non-residential program of 1.5 million with specific findings; and C) Housing broken into two segments of a) the period of 2009-2020, and b) the period of 2020-2030, accommodating the total HCD/RHNA requirements.

Ayes: 6 Noes: 1 (White) Abstain: 0 Absent: 0

Commissioner's Larson and White have never supported RHNA numbers and feel that it is an inappropriate use of State power; hope that the RHNA number could be reduced. Ms. Larson prefers to look at something that offers more simplicity in the policy alternatives. Ms. Jacobs feels that the RHNA should not drive our general plan; can accommodate, but not drive it.

One Commissioner asked that the discussion take into consideration the suggestions made by the Santa Barbara Regional Chamber of Commerce addressing commercial needs.

Commissioner Larson stated that the EIR should include and define community priorities and community benefits; changed her straw vote to a 'No'. Commissioner Jacobs also

changed her vote from a 'Aye' to an 'No' vote; believes the city needs to accommodate the RHNA requirements, but the General Plan should not need to state the exact number of units.

REVISED STRAW POLL:

Agree that LG becomes three parts: A) Policy on use of the limited resources in favor of residential over non-residential units; B) Non-residential program of 1.5 million with specific findings; and C) Housing broken into two segments of a) the period of 2009-2020, and b) the period of 2020-2030, accommodating the total HCD/RHNA requirements.

Ayes: 4 Noes: 3 (Jacobs, Larson, and White) Abstain: 0 Absent: 0

Mr. Vincent clarified confusion over the chart and LG2. The no project alternative was meant to indicate keeping existing policies and meets the RHNA. The introduction of a residential number limitation in the policy alternatives is what challenges RHNA.

Commissioner Thompson stated that while he agreed with Commissioner White, a protest vote against the State would not accomplish anything.

Ms. Weiss reviewed the non-residential development assumptions and how the 1 million square feet figure equated to 400,000 square feet for a 20 year period over what has been on the books for pending projects, some that may expire. One Commissioner added that the commission still had discretion over approval of the 400,000 that was pending.

The Commission grappled with the quandary of addressing RHNA numbers, preservation of Measure E square footage, planning for future development, and defining the EIR scope of analysis. One Commissioner was perplexed with the bi-product of saleable development credits that have resulted from the current policy that has allowed for the density transfer rights of residual commercial space when replaced by a mixed-use project. Another Commissioner was concerned that increases in commercial square footage would result in increases to RHNA numbers. One Commissioner added that there is an economic hit to the city if only residential units are annexed due to the cost of services for residential being higher than for commercial; commercial generates income. Staff assisted the Commission in isolating considerations to be made.

The consensus of the Commission was to develop a new policy to eliminate the reallocation of non-used, non-residential square footage transfer of development rights (TEDR's).

Phase III Work Program Tasks:

It was suggested that the Planning Commission Subcommittee review the changes made and recommendations to City Council. However, one Commissioner felt that the Commission was not ready to move forward given the absence of maps and more detail; did not want to delegate to the subcommittee with comments.

Commissioner Jostes read aloud and submitted two objectives for Land Use and Growth Management.

The Commission remained concerned with where they are in the process, but acknowledged that they are 99% there. One Commissioner added that with the Upper State Street Study, a model process had been developed that showed where policies would be applied. The *PlanSB* process has discussed hot zones (Downtown, Milpas, De la Vina, Funk Zone, Coast Village Road, the Mesa, etc.) and wondered why we do not yet have maps. Staff responded that maps were prepared in the Development Trends Report. A Land Use Map update will be forthcoming.

Commissioner's comments:

1. The consensus of the Commission felt that the full Commission's should review any changes and the diagrams accompanying the policy report before comments go to City Council and to ensure that the Commission's comments are clear. Does not feel that it is ready for City Council.
2. Two Commissioners felt that we need to move forward so that we can begin the EIR and that it will provide many of the answers that the Commission is grappling with. Two Commissioners remained concerned over moving onto an EIR without having a clear project definition and also in not having maps done for the community hot spots.
3. One Commissioner felt the Land Use Element and the Map need to be done at a point in the process that it will have an effect on the product. One Commissioner felt that Flood Control Maps and MODA need to be included.
4. One Commissioner acknowledged the evolution that has occurred with the Policies Preference Document. Most Commissioners felt that sufficient time had been spent on the document and that they were ready to move on to the next step.
5. One Commissioner liked the objectives presented by Commissioner Jostes but felt that they are more appropriate for the Adaptive Management Program.
6. One Commissioner suggested that the Upper State Street Study should serve as a model for the other hot spot areas. Another Commissioner voiced concern for not having more neighborhood participation from the hot spot areas.

Ms. Weiss stated that State Street Study's level of work resources were not available for all the hot spots; Upper State Street Study utilized five staff and a consultant and took over a year. The General Land Use Map will be developed next year, but not as detailed as the Upper State Street Study.

MOTION: Bartlett/Jacobs

Continue meeting to the next available date in November.

This motion carried by the following vote:

Ayes: 6 Noes: 0 Abstain: 0 Absent: 0

VII. ADJOURNMENT

Chair Myers adjourned the meeting at 5:35 P.M.

Submitted by,

Julie Rodriguez, Planning Commission Secretary

DRAFT



City of Santa Barbara
Downtown Parking Committee

Memorandum

DATE: October 9, 2008
TO: Planning Commission
FROM: Marshall Rose, Chair, Downtown Parking Committee
SUBJECT: SUGGESTED POLICY STATEMENTS REGARDING PLAN
SANTA BARBARA – POLICY PREFERENCES REPORT

At the regular meeting of the Downtown Parking Committee (DPC) on September 11, 2008, the DPC received the Plan Santa Barbara Draft Policy Preferences Report. The Planning Commission (PC) met on the same day to also receive the Plan Santa Barbara Draft Policy Preferences Report. The DPC is concerned with the scheduling of the process and would like to ensure feedback is provided by the DPC to the PC.

The DPC met on October 9, 2008 and is unanimously submitting the following comments to the PC;

CIRCULATION Section C5 (pg.27):

Appropriate Parking. Establish requirements for on- and off-street parking in the Central Business District (CBD) appropriate to the parking users as following:

- a. Maximize availability of customer parking in the CBD;
- b. Limit/discourage employee use of public parking in the CBD;
- c. Maximize employee commuting options to the CBD;
- d. Manage and price public parking in the CBD so as not to put businesses in the CBD at a competitive disadvantage related to other south coast shopping options;
- e. Changes to residential parking requirements and permitting programs in the CBD should maintain and or increase the availability of on- and off-street customer parking;

The DPC has concerns with the original section C5c and requests that this language be moved to another section in this report.

The Downtown Parking Committee is also requesting that the Planning Commission build into their schedule, time for the DPC to review and provide input to the PC regarding policies that are being considered as well as the results of the Environmental Impact Report.

cc: Mayor and Councilmember's
Downtown Parking Committee Members
Browning Allen, Transportation Manager
Rob Dayton, Principal Transportation Manager
John Ledbetter, Principal Planner
Bettie Weiss, City Planner
Jim Armstrong, City Administrator
Christine Andersen, Public Works Director

Exhibit C Preliminary Outline of Alternatives for EIR Study

The following summarizes preliminary growth and policy assumptions for alternatives to be studied in the upcoming *Plan Santa Barbara* EIR.

The No Project Alternative would evaluate the impacts of additional future growth to the year 2030 assuming that historical growth rates continue into the future and current policies continue unchanged. This will provide a baseline impact analysis to compare the impacts under different policy sets or amounts of growth in other alternatives. The No Project assumption for nonresidential development includes a Measure E cap of 1.7 million square feet and additional 0.5 million square feet for minor additions, redevelopment, and potential sphere area annexations that are apart from the Measure E cap per current policies. Based on historical growth rates, 2,800 additional residential units are assumed to develop over the next 22 years for purposes of impact evaluation.

The Project alternative would be the main impact analysis in the EIR, and would evaluate the impacts of the *Plan Santa Barbara* set of policy changes. The nonresidential growth assumption is based on proposed policy LG2 which would establish a Measure E growth cap of 1.5 million square feet, and an additional separate 0.5 million square feet is assumed for minor additions, redevelopment, and sphere annexations. The revised draft of policy LG3 for future residential development does not specify a cap on number of units. Similar to the No Project Alternative, future growth of 2,800 residential units over the next 22 years would be assumed, based on extrapolating historical rates. There are many market factors affecting the amount of residential build-out beyond City land use and growth management policies. This represents a reasonable maximum build-out assumption under the proposed *Plan Santa Barbara* policies. The policies focus on the type, location, design, and users of residences, but do not necessarily provide measures for major increases in the rate or numbers of units likely to be built within the time frame of the plan.

Alternative Policies 1 would provide a comparative impact analysis using a similar low nonresidential build-out assumption of 1.5 million square foot Measure E cap and additional 0.5 million square feet for minor additions, redevelopment, and sphere area annexations. An even lower residential build-out of 2,000 units would be assumed, based on alternative policies to either current policies or *Plan Santa Barbara* policies, such as lower building heights, retaining higher parking standards, retaining second unit restrictions; and providing that mixed use projects cannot maximize both nonresidential and residential build-out on a given site.

Alternative Policies 2 would provide a comparative analysis using a similar low nonresidential build-out assumption (1.5 million square foot Measure E cap, 0.5 million square feet for Non Measure E), but a higher residential build-out assumption of 4,500 dwelling units, based on alternative policies that could potentially produce substantially more units than have historically occurred. Such policies may include retaining or increasing building height limits; increasing development density provisions; further lowering parking requirements; more areas and incentives for 2nd units; and downshifting of housing permit requirements. This alternative would also address impacts associated with the Regional Housing Needs Allocation (RHNA) of 4,300 units.

The Higher Growth Alternative would evaluate the upper ends of the growth ranges under consideration, assuming nonresidential growth of 3 million square feet and residential growth of 7,000 units. This represents a longer term "full build out" scenario using No Project or Project policy sets.

Preliminary Outline of EIR Alternatives
Policy and Future Growth Scenario Assumptions for EIR Study
 October 30, 2008

<i>Preliminary</i> Policy Alternatives for EIR Study	Assumptions for Analysis of Future Non-Residential Growth <i>Net Increase 2008-2030</i> Square Feet (SF)	Assumptions for Analysis of Future Residential Growth <i>Net Increase 2008-2030</i> Dwelling Units (DU)
“No Project” Alternative Continue current policies	Measure E 1.7 million SF NonMeasure E <u>0.5 million SF</u> Total 2.2 million SF	2,800 DU
Project <i>Plan Santa Barbara Draft Policies</i>	Measure E 1.5 million SF NonMeasure E <u>0.5 million SF</u> Total 2.0 million SF	2,800 DU
Alternative Policies 1 -Lower building height limitation -Higher parking requirements -Retain 2 nd Unit restrictions -Mixed use cannot maximize residential & non-residential buildout; Etc.	Measure E 1.5 million SF NonMeasure E <u>0.5 million SF</u> Total 2.0 million SF	2,000 DU
Alternative Policies 2 -Retain/increase building height limits -Increase density provisions -Lower parking requirements -More 2 nd units -Downshift housing permit reqmts; Etc.	Measure E 1.5 million SF NonMeasure E <u>0.5 million SF</u> Total 2.0 million SF	4,500 DU
Higher Growth Alternative Full build-out or longer-range past 2030 using existing or project policies	Measure E 2.5 million SF NonMeasure E <u>0.5 million SF</u> Total 3.0 million SF	7,000 DU