



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.
- Define a Historic District distinct from Downtown.

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, and 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