



City of Santa Barbara California

PLANNING COMMISSION STAFF REPORT

REPORT DATE: February 4, 2008, 2007
AGENDA DATE: February 14, 2008
PROJECT: *Plan Santa Barbara (PlanSB):* Status Report
TO: Planning Commission
FROM: Planning Division, (805) 564-5470
 Bettie Weiss, City Planner *BLW*
 John Ledbetter, Principal Planner *Jed*

RECOMMENDATION:

1. Receive a status report on the PlanSB Planning Commission Subcommittee recommendations, and the outcome of the February 6, 2008 Outreach Committee meeting at which these recommendations were presented.
2. Recommend actions for proceeding with PlanSB to the City Council to consider on February 25, 2008.

BACKGROUND:

On January 3, 2008, the Planning Commission created a PlanSB Subcommittee, comprised of Chair Meyers and Commissioners Jostes and Thompson, to meet with staff to better define the outcomes of the PlanSB process and shorten the timeline for completion. Staff has met with the Subcommittee on three occasions, during which time Commissioner Jostes presented a revised approach that included initiation of specific General Plan outcomes and, revisions to the outreach and policy development process.

Staff has worked with the proposed approach revisions to ensure the process can be completed within the expected timeframes and will be consistent with the Council's expectations for public participation. On February 4, 2008 the Outreach Committee will review the proposed revisions, and staff will subsequently provide an oral report to the Planning Commission on February 14, 2006.

SUBCOMMITTEE RECOMMENDATIONS:

Outcomes

The PC Subcommittee has proposed the PlanSB process be clarified in order to explicitly initiate a Housing Element update, and a Land Use Element update and associated map, in addition to a General Plan Amendment to define to the overall policy framework necessary to update the

entire General Plan. In order to achieve these outcomes, a detailed Project Description that includes all of these components will need to be developed as the basis for the California Environmental Quality Act (CEQA) assessment process. Thus, the sooner the PlanSB process can define the key components of the Project Description, the sooner the outcomes can be achieved.

Round II Outreach and Policy Development Process

The proposed adjustments to the process would build immediately on the upcoming Special Planning Commission **Development Trends worksession** to be scheduled for early April.

As noted on January 3, 2009, the purpose of the worksession will be to review and discuss the policy context and development trends since 1990, how much development is in pending review and approval, receive public input to complete the picture of where we are, and focus on areas of change. The worksession will then consider what implications the City's development trends may portend for the future and pose questions regarding the major issues that will face the community over the next 20 years. Finally, staff will present a set of Sound Community Planning Principles and associated map overlays as a starting point to address these major community issues.

Following this worksession, staff and the PlanSB outreach consultants MIG will conduct two **Development Trends workshops** in April (same format, different days) to explore these implications with the community and how they could be addressed by Sound Community Planning Principles, and eventually through policy changes to the General Plan. Questions, ideas, and weighing options as to how much growth (both non-residential and residential), where should it occur, and what it should look like will be central to these discussions. In addition, other related issues with respect to the environment, the sense of community, transportation, the economy, sustainability, public facilities & services, and community health will all be discussed to some degree.

The results of these workshops will then be analyzed by staff and presented to the community in a draft **Policy Preferences Report** with associated maps and overlays. This draft policy report will form the basis for the next community **Policy Preferences workshops** in June (again same format, different days), at which the community will have the opportunity to review and adjust the draft policies and map overlays. The results of the Policy Preferences workshops will help refine the draft Policy Preferences Report which will then be forwarded to the Planning Commission for a formal public hearing and recommendation to the City Council. Staff expects two to three meetings with the Planning Commission during the summer.

In the fall of 2008 the City Council will be asked to review these draft policies and provide direction to the staff to initiate the following components as the Project Description:

- A. **General Plan Amendment** to define the policy structure of the entire General Plan
- B. **Housing Element update** per state requirements
- C. **Land Use Element update and associated map**

During the subsequent year, the Project Description will then be analyzed and compared against alternative growth scenarios and policies options, such as the “no project alternative” where all existing policies would remain in effect. Much of this effort will be accomplished through the environmental assessment process and an economic analysis, as well as ongoing considerations by the Planning Commission and the community, as the Commission works through the Draft EIR, the draft Housing Element, the draft General Plan Amendment and ultimately, the final EIR and Planning Commission recommendations to Council.

Thus, once the Project Description has been defined, an assessment of the options or alternatives will commence, including additional public dialogue, all of which is scheduled to be completed before the end of 2009.

In regards to outcomes, staff expects the Housing Element update to be completed by the end of 2009 (the State Housing and Community Development Department deadline is August 2009) as will the GPA. The completion of the Land Use Element update and associated map, however, will likely extend beyond 2009, as will the update of the other remaining General Plan elements.

Exhibits:

- A. Process Timeline, February 2008

