



City of Santa Barbara California

PLANNING COMMISSION STAFF REPORT

REPORT DATE: July 16, 2015
AGENDA DATE: July 23, 2015
PROJECT: Growth Management Program Allocation of Unused, Withdrawn or Expired Small Addition Square Footage
TO: Planning Commission
FROM: Planning Division, (805) 564-5470
 Debra Andaloro, Principal Planner
 Beatriz Gularte, Senior Planner
 Adam Nares, GIS Technician *AN* *ALD for DAA+BEG*

I. PURPOSE OF MEETING

The purpose of the meeting is for the Planning Commission to decide whether unallocated (unused, expired or withdrawn) Small Addition square footage from the years 2013 and 2014 should roll over to the Small Addition or Community Benefit category. The total square footage for consideration that was not allocated in 2013 and 2014 is 33,426 square feet.

II. SMALL ADDITION

SBMC §28.85.010 limits Small Addition square footage to 400,000 square feet starting in the year 2013 and ending December 31, 2033. In order to regulate the pace of growth, the Small Addition category is limited to 20,000 square feet annually with the potential for unallocated Small Addition square footage to roll over, increasing the amount of square footage that could be allocated in the following year, or be allocated to the Community Benefit category.

All legal lots that existed as of December 6, 1989 can be allocated up to 1,000 square feet from the Minor Addition category as defined by SBMC §28.85.020. Only legal lots that are located within the Downtown Development Area and Airport Area can apply for square footage from the Small Addition category. Once Small Addition square footage on the lot reaches a cumulative total of 2,000 square feet over the amount of development that existed on the lot as of December 6, 1989 (beyond 1,000 square feet of Minor Additions), no additional Small Addition square footage can be allocated to that lot.

Therefore, a project can be allocated up to 2,000 square feet per legal lot from the Small Additions category for a cumulative total of 3,000 square feet if combined with a 1,000 square feet from the Minor Addition category.

The following chart shows allocated Small Addition square footage per project for 2013 and 2014 and their status as of June 2015.

Case Number	Address	Square Footage Allocated	Status	Notes
MST2013-00397	608 & 614 Chapala St	3,402	Completed	3,402 square feet on two lots. 1,701 per lot.
MST2012-00486	35 N Calle Cesar Chavez	135	Approved	Case started in 2012. Small Addition allocated in 2014.
MST2014-00070	22 Anacapa St	2,000	Pending	
MST2014-00084	419 State St	1,037	Completed	
	Total Allocated in 2013 and 2014:	6,574		
	Total Unallocated in 2013 and 2014:	33,426		
	Total Unallocated for 2015 through 2033:	360,000		At least 20,000 per year

III. COMMUNITY BENEFIT

Community Benefit projects may be designated by Council as a Community Priority, Economic Development, or a Planned Development -New Automobile Sales project. The total square footage available for Community Benefit projects from 2013 until 2033 or until the bank is exhausted is 600,000 square feet. The categories of Community Benefit projects are further defined in SBMC §28.85.020 with the designation process specified.

A. **Community Priority**

SBMC section §28.85.020 defines Community Priority as follows: “A Community Priority Project is a project that has a broad public benefit, is not principally operated for private profit, and is necessary to meet a present or projected need directly related to public health, safety or general welfare (e.g., museums, childcare facilities, health clinics).”

B. **Economic Development**

SBMC section §28.85.020 defines Economic Development as follows: “An Economic Development Project is a project that is consistent with the City Charter, General Plan and this Title, will enhance the standard of living for City and South Coast residents, and will strengthen the local or regional economy by either creating new permanent employment opportunities or enhancing the City's revenue base. An Economic Development Project should also accomplish one or more of the following:

- a. Support diversity and balance in the local or regional economy by establishing or expanding businesses or industries in sectors which currently do not exist on the South Coast or are present only in a limited manner; or
- b. Provide new recreational, educational, or cultural opportunities for City residents and visitors; or
- c. Provide products or services which are currently not available or are in limited supply either locally or regionally; or
- d. Support a small and local business in the Santa Barbara community which is being started, maintained, relocated, redeveloped or expanded.

For purposes of this Section, "standard of living" is defined as wages, employment, environment, resources, public safety, housing, schools, parks and recreation, social and human services, and cultural arts."

C. Planned Development

SBMC section §28.85.020 defines Planned Development as follows: "New Automobile Sales Project. A Planned Development – New Automobile Sales Project is a project within a Planned Development zone that proposes a project involving new automobile sales, rental and leasing as allowed in Chapter 28.39 of this Code"

The following chart shows allocated Community Benefit square footage per project for 2013 and 2014 and their status as of June 2015.

Case Number	Address	Square Footage Allocated	Status	Notes
MST2013-00237	1130 State St – Santa Barbara Museum of Art	8,990	Approved	Community Priority – 10/29/2013
MST2014-00515	400 Hitchcock Way – Tesla Motors	9,700	Approved	Planned Development – 12/16/2014
MST2014-00619	6100 Hollister Ave – Direct Relief	110,000	Pending	Community Priority – January 2015
	Total Allocated:	128,690		
	Total Unallocated:	471,310		

IV. NEXT STEPS

Following Planning Commission review and decision , the unallocated 33,426 square feet will be designated as Small Addition or Community Benefit. If there are any unallocated square feet in 2015, a similar meeting will take place in early 2016. Staff anticipates annual meetings to decide where to allocate unused, expired or withdrawn square footage from the Small Addition category from the previous calendar year.