



# City of Santa Barbara California

## PLANNING COMMISSION STAFF REPORT

**REPORT DATE:** April 11, 2016  
**AGENDA DATE:** April 21, 2016  
**PROJECT:** Growth Management Program—Annual Allocation of Unused, Withdrawn, or Expired Small Addition Square Footage  
**TO:** Planning Commission  
**FROM:** Planning Division, (805) 564-5470  
 Debra Andaloro, Principal Planner *DA*  
 Adam Nares, GIS Technician *AN*

### 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The purpose of the meeting is for the Planning Commission to decide whether unallocated (unused, expired or withdrawn) Small Addition square footage from the calendar year 2015 should roll over to the Small Addition or Community Benefit categories. The total square footage for consideration that was not allocated in 2015 is 10,642.

### SMALL ADDITION

SBMC §28.85.010 limits Small Addition square footage to 400,000 starting in the year 2013 and ending December 31, 2033. In order to regulate the pace of growth, allocations from the Small Addition category are 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 for Small Additions or to be added 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 reaches a cumulative total on the lot of 2,000 square feet over the amount of development that existed on the lot as of December 6, 1989 (beyond 1,000 sq. ft. of Minor Additions), no additional Small Addition square footage can be allocated to that lot.

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 table shows allocated Small Addition square footage per project for 2015 and their status as of March 2016.

**2015 Small Addition Square Footage Allocations by Project**

Case Number	Address	Square Footage Allocated	Status	Notes
MST2014-00042	412 E Haley St	1,430	Approved	Case started in 2014. Small Addition allocated in 2015.
MST2014-00619	6100 Hollister Ave	2,000	Pending	Case started in 2014. Small Addition allocated in 2015
MST2015-00006	530 Chapala St	2,000	Approved	
MST2015-00088	21 W Arrellaga St	495	Pending	
MST2015-00289	200 Helena Ave	764	Pending	
MST2015-00330	25 W Cota St	2,000	Approved	
MST2015-00581	109 W Ortega St	669	Approved	
	<b>Total Allocated in 2015:</b>	<b>9,358</b>		
	<b>Total Unallocated in 2015:</b>	<b>10,642</b>		
<b>Running Total of Small Addition Square Footage</b>				
	<b>Total Originally Allocated in 2013</b>	<b>400,000</b>		
	<b>Total Allocated 2013-2014</b>	<b>-6,574</b>		
	<b>Total unallocated/expired &amp; sent to Community Benefit category in 2014</b>	<b>-33,426</b>		
	<b>Total Allocated in 2015:</b>	<b>-9,358</b>		
	<b>Total Unallocated in 2015:</b>	<b>-10,642</b>		
	<b>Total Remaining for allocation through 2033:</b>	<b>340,000</b>		At least 20,000 per year

**COMMUNITY BENEFIT**

Community Benefit Projects may be designated by Council as a Community Priority, Economic Development, or 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 633,426 square feet. This square footage includes the original 600,000 square foot allocation in 2013 and in 2015 Planning Commission also assigned 33,426 of unallocated Small Addition square feet to the Community Benefit Project category. The categories of Community Benefit Projects are further defined in SBMC §28.85.020 with the designation process specified.

### Community Priority

SBMC section §28.85.020 defines a Community Priority Project 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).”

### Economic Development

SBMC section §28.85.020 defines an Economic Development Project 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.”

### Planned Development

SBMC section §28.85.020 defines a Planned Development Project 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 table shows allocated Community Benefit Project square footage per project for 2013 through 2016 and project status as of March 2016.

**2013-2016 Community Benefit Square Footage Allocations by Project**

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
MST2015-00603	402 S Hope Ave – Santa Barbara Auto Group	4,257	Approved	Planned Development – January 2016
	<b>Total Allocated:</b>	<b>132,947</b>		As of March 2016
<b>Running Total of Community Benefit Square Footage</b>				
	<b>Total Originally Allocated in 2013</b>	<b>600,000</b>		
	<b>Total Received from unallocated Small Additions in 2014</b>	<b>+33,426</b>		
	<b>Total Allocated as of March 2016</b>	<b>-132,947</b>		As of March 2016
	<b>Total Remaining for Allocation</b>	<b>500,479</b>		As of March 2016

**NEXT STEPS**

Following Planning Commission review and decision, the unallocated 10,642 square feet will be available as Small Addition or Community Benefit square footage. If there is any unallocated square footage in 2016, a similar meeting will take place in early 2017. Staff anticipates annual meetings to decide where to allocate unused, expired or withdrawn square feet from the Small Addition category from the previous calendar year.

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