



# General Plan Implementation 2013 Report

## INTRODUCTION

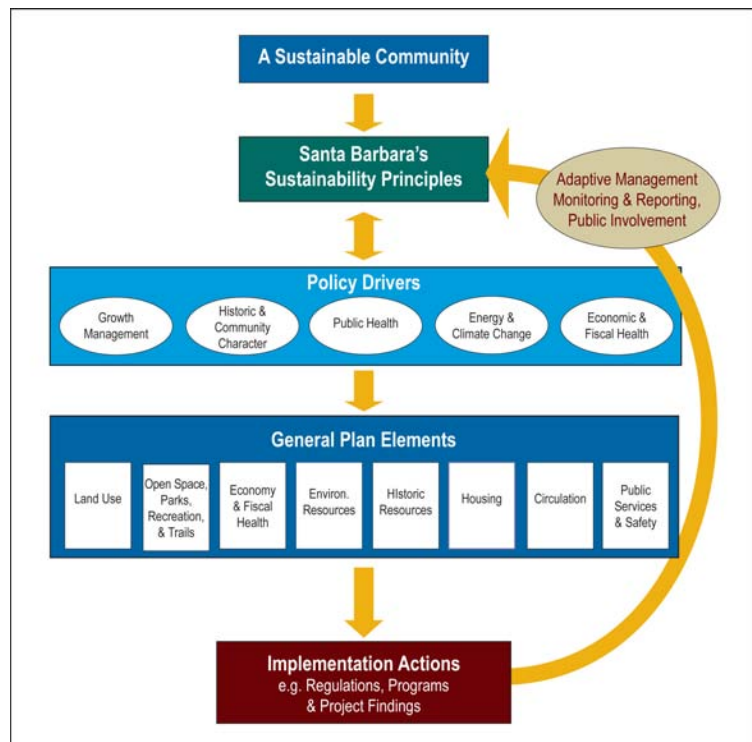
This report provides the status of the General Plan implementation projects since adoption of the last major General Plan update in December 2011. The General Plan provides a policy framework to further Santa Barbara as a more sustainable community over the next twenty years and beyond. Sustainability is defined very broadly in the General Plan and includes not only the traditional environmental, economic and equity components but also references to historic character and healthy, active living. An Adaptive Management Program is also identified to track progress towards achieving the plan's goals, objectives and outcomes.

This report is organized primarily around the eight elements of the General Plan: Land Use, Housing, Circulation, Safety, Historic Resources, Open Space, Parks & Recreation, Environmental Resources, and Economy & Fiscal Health. This report is not intended as an exhaustive list of all implementation efforts, but rather only those that are active at this time or soon to be initiated.

## SUSTAINABILITY FRAMEWORK

### Adaptive Management Program

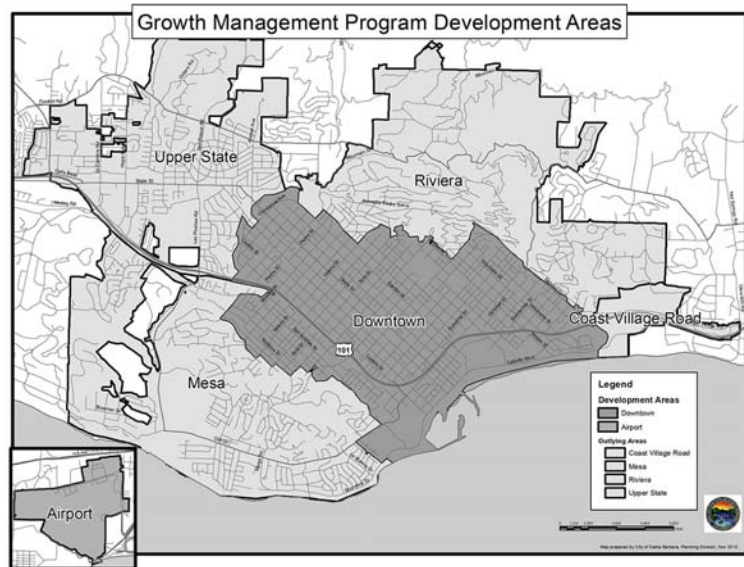
A draft Adaptive Management Program (AMP) has been prepared for Council and Planning Commission review at the April 2013 Joint Council/Planning Commission meeting. Adaptive management enables revision of policies and implementation measures throughout the 20-year planning period to effect course corrections in response to external trends or to avert future unintended consequences. Incorporating an adaptive management approach supports sustainability by allowing the General Plan to be a living document, maintaining its relevancy through timely adjustments, and reducing the need for major updates that are often after-the-fact and reactive.



## LAND USE

### Growth Management Program

The nonresidential Growth Management Program (GMP) updates the nonresidential allocation amounts and categories of 1.35 million square feet over the next twenty years, through amendments to the Development Plan and Transfer of Existing Development Rights Ordinances. This program applies to any applicant proposing nonresidential development or mixed use with a nonresidential component.



Key revisions to the GMP include: ability to roll over unused Small Addition square footage annually; simplified process for Community Benefit designations; Development Plan threshold by size of project; revised Findings of Approval; and a new Traffic Management Strategy that allows development and transfer of nonresidential square footage based on location and allocation type. The program includes streamlining a one-time Transfer of Existing Development Rights of 1,000 square feet or less. The Ordinance was adopted by the Council on March 12, 2013 and became effective April 11, 2013.

### Zoning Map Amendments

Following the adoption of the General Plan update and associated map in December 2011, a set of Zoning map amendments were initiated to bring the Zoning map into consistency with the General Plan map. An open house was held in August, 2012 to solicit feedback from the affected property owners and the community at large. Of the 382 parcel amendments, 70% are "clean-ups" to correct parcels that are split between two zone designations; the remaining 30% are recommended for consistency with the General Plan. In addition, a small number of parcels on the General Plan map will also require "clean-up" designation changes.

Staff recently met with Coastal Commission staff regarding the proposed Zoning map amendments, at which point the Commission staff stressed the need for a comprehensive update of the City's Local Coastal Program (LCP). Further, the Commission staff is hesitant to simply amend the Implementation Map of the LCP (the equivalent of the Zoning map), without a significant number of text and possibly policy changes. Thus, City staff will be recommending the Zoning map amendments in two phases, the first of which will exclude the portions located in the Coastal Zone.

This first set of zoning map amendments are tentatively schedule for Planning Commission review in May 2013. The second set of amendments, within the Coastal Zone, is outlined below.

### Coastal Zone Map Amendment

Staff will initiate a Local Coast Program (LCP) amendment in the summer of 2013 to bring the Coastal Zone portions of recently updated Zoning and General Plan maps into consistency with the Implementation Plan and Land Use maps that constitute the City’s LCP. This set of changes will target the map updates in the Coastal Zone, with the minimal amount of text changes possible. The Coastal Commission staff may, however, request more numerous text updates and possibly policy modifications, which may require an extended period of review prior to certification of the amendment by the Coastal Commission.

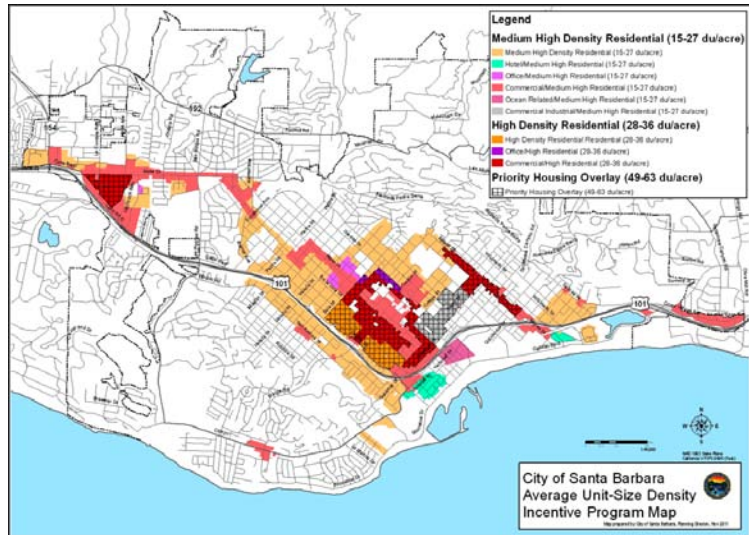
### Local Coastal Program Update

This new, proposed project would be a comprehensive update of the Local Coastal Program (LCP), which has not been updated since first certified by the Coastal Commission in 1981. Many of the recently completed General Plan element updates and implementation projects, i.e. Land Use element (including General Plan and Zoning maps), Historic Resources element, Climate Action Plan, and the Safety element, will be integrated into this comprehensive update. The upcoming Environmental Resources Element update is proposed to occur in tandem with the LCP update in FY 2015, as many of the Environmental Resource goals and policies are fundamental to the LCP.

## HOUSING

### Average Unit-size Density (AUD) program

The AUD Program is intended to encourage smaller residential unit sizes in selected areas of the City. It would replace the existing Variable Density program for a trial period of 8-years or the construction of 250 units (in selected high density designated areas and C-M zones), whichever occurs sooner. The AUD Program allows increased residential densities and development standard incentives to facilitate additional residential development, especially rental, employer sponsored housing and limited equity cooperative housing. In addition, the AUD Program Ordinance package will address building heights over 45 feet for Community Benefit projects.



The AUD Program was initiated by the City Council in April 2012. The key components of the AUD Program were presented to the Planning Commission, Architectural Board of Review and the Historic Landmarks Commission in July and August 2012. The Planning Commission is expected to review the draft ordinance in April 2013, and forward recommendations to the City Council.

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The Council Ordinance Committee is expected to review the draft ordinance in May/June 2013, followed by City Council introduction and adoption in June/July 2013.

**Emergency Shelter Ordinance (SB2)**

State housing element law requires that jurisdictions designate at least one zone in which a year-round emergency shelter can be established without a conditional use permit or other discretionary action. In addition, the application of development standards and permit procedures is permissible provided they are objective, do not require judgment, and do not render the emergency shelter infeasible. If a zoning district does not currently exist which allows emergency shelters by right, the Housing Element must include a program to identify a specific zone(s) and amend the zoning code within one year of adoption of the Element.

In accordance with SB2, the 2011 Housing Element contains Implementation Action H4.1 directing amendments to the C-M zoning district that allow as a permitted use, a year-round emergency shelter without any discretionary permit requirements. Zoning Ordinance amendments for this project are expected to be initiated by the City Council in the fall of 2013 and adopted in the summer of 2014. At the time of initiation, a work program will be presented detailing the steps necessary to amend the C-M zone including review of the ordinance by the Planning Commission, Ordinance Committee, and approval by City Council.

**2014 Housing Element Update**

State law requires that jurisdictions update their Housing Element regularly, with mandatory review and certification by the State Department of Housing and Community Development (HCD). Senate Bill 375 directs the coordination of housing and transportation planning by integrating the Regional Transportation Plan (RTP) process with the Regional Housing Needs Assessment (RHNA) process in order to achieve greenhouse



gas emission reductions. Based on the integration of these processes, the planning period for the City's next Housing Element update is 8.75 years, from January 2014 through September 2022, due September 30, 2014.

A General Plan Amendment (GPA) will be required for the Housing Element Update and is expected to be initiated in September 2013. The revised Housing Element will address specific State statutory requirements, including engaging stakeholders (i.e., tenants, homeowners, businesses, housing providers and developers) in the process. A work program for updating the Housing Element has not yet been prepared. As with any GPA, the Planning Commission and City Council will review the revised Housing Element prior to adoption in 2014. The revised Element will then be submitted to the HCD for review and certification.

## CIRCULATION

### Eastside Traffic and Safety Study

In September 2012, City Council initiated the Eastside Neighborhood Transportation Management Planning Effort. The goal of this effort is to respond to neighborhood livability by addressing pedestrian and traffic safety issues. An initial community workshop was held in February 2013. Resident feedback was received in five topics: 1) Speeding and traffic Laws, 2) Lighting, 3) Missing access ramps and sidewalk, 4) Bicycling, and 5) Getting to the bus and bus stops. In addition, surveys were distributed in the three adjacent elementary schools and an electronic version of the survey was posted via websites and list serves.



A follow-up workshop will be held in April 2013 to review possible approaches to address neighborhood concerns. Staff will seek direction and prioritization from the Eastside residents on these approaches and then prepare a final report/plan summarizing the survey and workshop feedback. This report will be presented to the Neighborhood Advisory Council and Transportation Circulation Committee, and finally, return to City Council in July 2013 for review and direction.

## SAFETY

### Safety Element Update

In May 2012, the City hired Rodriguez Consulting Inc. to update the Safety Element of the General Plan. The contract is being funded by a federal Disaster Relief Initiative (DRI) grant. The focus of the Safety Element Update is on hazard avoidance, risk reduction, emergency response and recovery. A primary objective will be to establish the policy framework for community resilience. Topics addressed in the Safety Element Update include geologic and seismic hazards, fire hazards, flooding hazards, hazardous materials, public services and community resilience.



The Santa Barbara Mission was damaged by the 1812 earthquake and rebuilt by 1820. The 1925 earthquake caused the extensive damage shown in this photograph.

Planning Staff is currently compiling comments on the Administrative Draft and working with the consultant to incorporate staff input and refine the policy section of the document. The consultant is also updating the hazards chapter of the City's Local Coastal Program (LCP) for consistency between the new General Plan Safety Element. The Draft Safety Element and LCP

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Hazards Section will be released for public review in early April, 2013. The public review period will include public noticing and routing to various state agencies for review. A public hearing will be held at the Planning Commission in May / June 2013.

## **HISTORIC RESOURCES**

### **Five-Year Work Program**

In October 2012, the Council adopted the Historic Resources Element (HRE). The new HRE incorporates both the December 2011 General Plan Historic Resources Goals, Policies and Implementation Actions, and replaces the Cultural and Historic Resources section of the Conservation Element. The HRE includes ten policies and 47 implementation actions. In February 2013, the Council directed staff to implement a Five-Year Work Program and to return to the Ordinance Committee to begin implementation.



The 5-Year program includes the following major projects, which Design Review and Historic Preservation planning staff are actively working on: districts, guidelines, municipal code provisions, Master Environmental Assessment updates, flagging parcels near resources, on-line database of historic records, and a historic/special design districts ordinance. Staff will present options for ordinance updates to support historic districts implementation at the Ordinance Committee this spring.

## **OPEN SPACES, PARKS & RECREATION**

### **Urban Forest Management Plan**

An Urban Forest Management Plan was initiated in fall 2012. The purpose of the plan is to provide long-term guidance to City tree operations and address management objectives such as canopy cover, infrastructure constraints, environmental benefits, land use, aesthetics, native habitats, and parks and open spaces. These objectives are becoming increasingly important as the urban forest ages, land



development changes streetscapes, and species diversity declines. The project is funded in part by a grant from the California Department of Forestry and Fire.

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Work complete to date includes the tree canopy assessment and baseline analysis, formation of a technical advisory committee, completion of two community meetings and a tree information survey. Next steps include policy options analysis, further community outreach, public discussion during meetings of the Parks and Recreation Commission, Street Tree Advisory Committee, and other boards and commissions, and final action by the City Council. Parks and Recreation staff will be providing Council with a status report in June 2013.

**Parks and Recreation Facilities Master Plan Update**

An updated Parks and Recreation Facilities Master Plan is proposed for FY 2015 and FY 2016. The existing 1981 Master Plan is outdated; park and recreational facility planning is needed to reflect changing demographics, recreational trends, and increased urban development. An updated plan would inventory of all parks and facilities, assess regional recreational resources, identify unmet needs, and establish strategies to redevelop existing facilities as well as develop new ones. As an example, the importance of sports fields, adult fitness opportunities, skateparks, and dog-related recreation has grown in the last 10 years.

**ENVIRONMENTAL RESOURCES**

**Environmental Resources Element Update**

This organization of this element was created with the adoption of the December 2011 General Plan update. Among topics such as climate change, energy conservation and air quality, this element includes the required Conservation and Noise elements, as permitted by state law. Neither of these two components has been comprehensively updated since originally drafted in 1979. The Climate Action Plan Implementation Action (ER1.1) was adopted in September 2012. The portion of the Conservation Element relating to historic resources was relocated to the Historic Resources Element with the adoption of that element in October 2012. This element is scheduled to be updated in FY2015.



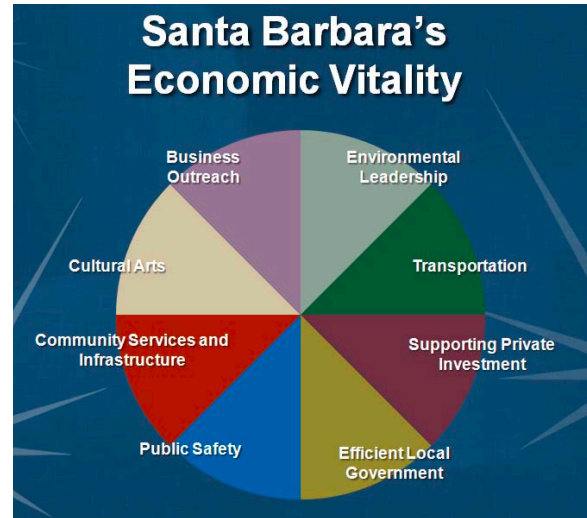


## ECONOMIC AND FISCAL HEALTH

There are no specific planning projects on which to report for this element. There are, however, two important ongoing programs that help to foster green businesses in Santa Barbara:

### Santa Barbara County Green Business Program

The City of Santa Barbara encourages local businesses to take voluntary actions to protect, preserve and improve the environment beyond what is currently mandated by law. The City is a partner in the Green Business Program of Santa Barbara County which offers incentives and assistance to businesses to meet certification criteria to distinguish themselves as a certified Green Business in the central coast business community. The City contributes staff time and financial in support of the Green Business Program outreach efforts and business incentives.



### Clean Creeks Business Certification Program

The Clean Creeks Business Certification Program began in 2004. The program is focused on businesses with the potential to contribute to storm water pollution including restaurants, construction contractors, automotive service businesses, mobile cleaners, and miscellaneous industrial/commercial businesses. The objectives of the program are to increase awareness of water quality issues and achieve voluntary compliance with clean water discharge regulations. The intent of the program is to identify barriers to compliance and develop solutions on an industry-wide basis.

