

DRAFT

City of Santa Barbara

Planning Division

PLANNING COMMISSION MINUTES

August 14, 2008

CALL TO ORDER:

Chair George C. Myers called the meeting to order at 1:04 P.M.

ROLL CALL:

Present:

Chair George C. Myers

Vice-Chair Stella Larson

Commissioners Bruce Bartlett, Charmaine Jacobs, John Jostes, Addison S. Thompson and Harwood A. White, Jr.

STAFF PRESENT:

Bettie Weiss, City Planner

John Ledbetter, Principal Planner

N. Scott Vincent, Assistant City Attorney

Rob Dayton, Principal Transportation Planner

Julie Rodriguez, Planning Commission Secretary

I. PRELIMINARY MATTERS:

- A. Requests for continuances, withdrawals, postponements, or addition of ex-agenda items.

None.

- B. Announcements and appeals.

Ms. Weiss made the following announcements:

1. The Zoning Ordinance Amendment package was adopted by City Council on Tuesday, August 12, 2008 and will become effective in 30 days.
2. The City Council also heard the introduction of the Rezoning Ordinance for 1298 Coast Village Road at the same meeting.
3. The Solar Awards took place during Tuesday's City Council meeting. Commissioner Larson participated in the ceremony.

4. The appeal to City Council of the Planning Commission's decision on 528 Anacapa Street was withdrawn.
5. The Planning Commission's decision on 800 Santa Barbara Street has been appealed to City Council with a hearing date pending later in September.

C. Comments from members of the public pertaining to items not on this agenda.

Chair Myers opened the public hearing at 1:07 P.M.

1. Bob Hansen addressed the Commission with comments suggesting improved signage for public restrooms; and a suggestion for a trailer that would assist people seeking employment.
2. Commissioner Jostes invited the public to a retirement party for Jan Hubbell on September 18, 2008. The public was directed to contact the Planning Commission Secretary at pcsecretary@santabarbaraca.gov for more details.

With no one else wishing to speak, the hearing was closed at 1:10 P.M.

II. DISCUSSION ITEM:

ACTUAL TIME: 1:14 P.M.

PLAN SANTA BARBARA

The Planning Commission will have a work session to provide feedback to Staff on the Policy Options Workshops held last month and to review the next steps in the PlanSB process. Written summaries of the workshops and public comment letters received as of August 1, 2008 will be posted at www.YouPlanSB.org by August 12, 2008.

Staff: Bettie Weiss, City Planner
Email: bweiss@SantaBarbaraCA.gov

Bettie Weiss, City Planner, gave the Staff presentation joined by John Ledbetter, Principal Planner and Rob Dayton, Principal Transportation Planner.

Ms. Weiss responded to the Commission's request for an update on the Public Opinion Poll with a briefing on the consultants findings and stated that the survey results will be presented to the Planning Commission on September 10, 2008.

Commissioner Jostes shared a PowerPoint presentation with the Commission on the Policy Options Report that included recurring concerns and suggestions for PlanSB. Suggested that more focus be given to land use and growth management; energy and climate change; and economy and fiscal health.

Commissioner's Comments:

1. One Commissioner expressed concern over the limitations of the CTI being out of date so quickly and the impact on making long lasting decisions.

2. Believes that carrying capacity should be the prime focus; more emphasis needs to be given to reviewing our carrying capacity and the limitations of our water resources. We ask for sustainability but need to know how we will live within our resources.
3. One Commissioner added that a policy is needed to reduce per capita consumption of water to 15% over 5 years, 25% in 10 years, and readjust for a benchmark set in 10 years.
4. One Commissioner agreed with Staff's concept as a good direction, but remained concerned with the sustainability discussion and feels that it needs more work. Some Commissioners felt that sustainability needs to be defined for common understanding, perhaps soliciting the public's interpretation of sustainability.
5. Suggested studying no future non-residential growth; replacement only. Regarding residential land use, more than one Commissioner suggested a revision to the variable density formula.
6. Need to specify what is meant by the view corridors and where they are, as opposed to generality.
7. Need to provide incentives for development of rental units.
8. Need to include how we will reach transportation goals; perhaps using incentives or public policy.
9. More than one Commissioner suggested looking at the symbiosis of how sustainability systems integrate with each other.

Staff answered Planning Commission questions about how water capacity is defined now and in the future with calculation models used to study supply and demand.

Chair Myers opened the public hearing at 2:05 P.M.

The following people addressed the Commission:

1. Paul Hernadi submitted written comment summarizing comments on traffic-generated air pollution.
2. Dave Davis, Executive Director, Community Environmental Council (CEC), advocated moving toward paradigms of the future, such as electric clean energy. Should look at how we make what we need happen. Suggested collaborative dialogue efforts take place among all community groups led by CEC; and challenged community groups to participate in community forums for common ground. Concerned with CEC's limited level of involvement in the survey process; only sign off requested. Suggested a redraft and recirculation of the survey with the Outreach Committee's comments.
3. Judy Orias, President, Allied Neighborhood Association, attended workshops and stated that most of decisions were made without facts; urged facts be used to make decisions. Additional workshops should be conducted that include the financial impact to the taxpayer of the decisions being considered. A definition of density is needed.

With no one else wishing to speak, the public hearing was closed at 2:22 P.M.

The Commissioners made the following comments:

1. One Commissioner referenced the City's P-3 management by objective process and suggested that it be applied to the Planning process. Acknowledged finally getting around to lower priority projects from the last General Plan update and the need to establish priorities for current projects, especially with consideration for the demand of resources. Noted that the commercial corridor zones should be a top priority.
2. City funding needs to be reviewed, especially given the current State situation. Proposition 13 needs a review; it is starving the State's infrastructure.
3. Incentives for underground parking are suggested, but should come after Staff's initial recommendations.
4. Two Commissioners felt that additional workshops are not needed, but that the public's suggested neighborhood based meetings should take place.
5. Would like to see residential/community benefit designations within residential; would like to see distinction between rental housing and ownership housing.
6. Agrees with push to create maximum unit sizes and re-evaluate variable density.
7. Suggested that a park's standard be considered to provide the Commission a tool when evaluating future development. Agrees with incorporation of common usable open space to mixed use and condominium development.
8. One Commissioner suggested form-based codes be targeted toward specific districts; referenced Upper State Street area, downtown corridor, and commercial corridors. Another Commissioner felt that less focus should be on land use and more on where people want to be; move beyond historical segregation of land use.
9. Would like to see incentives and a program be developed for architectural salvage; and elimination of demolition by neglect ordinance for historic properties.
10. Would like to see City acquire more land and develop partnerships with non-profits for non-profit use and housing.
11. Sees need for a Parking Master Plan that includes right pricing scenario for parking in commercial areas. Need detailed look at a potential transit corridor system.
12. Suggested mitigation fees be adopted for air pollution infractions.
13. The Commission acknowledged the Commission's subcommittee for its work on the General Plan Update.
14. Need to think beyond 'how we've always done it', especially with regard to future generations.
15. We do not have community benefit map to look at what we are trying to preserve. Identify what is appreciated and what we want to preserve; look at how we can bolster and not deter from those items.

16. Need to move away from auto-dependent models for development and offer incentives for less automotive use. Change parking requirements to maximums instead of minimum. Restudy parking districts and potential new parking districts.
17. Zones of benefit need to be updated to address residential use of downtown, not just business in the downtown area.
18. Suggested housing unit sizes based on USGBC LEED standard recommendations.

Chair Myers reopened the public hearing at 2:55 P.M.

The following people addressed the Commission:

1. Steve Little, Westwood Hills Avocado Alliance, submitted written documentation and gave a brief history of avocado agriculture in the city. Asked the Commission to consider a change in the Conservation Element language to include stronger language for the preservation of avocado agriculture; currently too general.
2. Bruce Burnorth asked that food, electricity, and oil be considered when looking at our resources; encouraged development of smaller and more affordable housing units; asked to study reduction of resources per capita; and encouraged neighborhoods that offer more walking and biking opportunities.
3. Trish Allen, Suzanne Elledge Planning and Permitting Services, representative for Mario Borgatello, submitted written correspondence and requested that Measure E be carefully reviewed for the impact it has on future development, its effectiveness-to-date; and the criteria to be used for establishing the effectiveness of Measure E.
4. Sheila Lodge, Citizens Planning Association, cautioned on using form-based coding and applying it to the uniqueness of Santa Barbara's mountainous settings.
5. Joe Rution, Allied Neighborhood Association, concerned with smart growth principles not being applicable to all of Santa Barbara, such as its corridors. Limited resources and traditional attitudes for preserving small character of Santa Barbara won't tolerate development of more market rate housing.
6. Mickey Flacks, Santa Barbara 4 All, agrees with the majority of the Policy Options Report and submitted written comments on the report with recommendations that could be funded by increasing property transfer fees.
7. Mickey Flacks attended all workshops and felt that the audience was made mostly of civic activist groups and not reflective of the general population. Groups were divided on either keeping status quo as opposed to those wanting to plan for more change; or focused on environmental issues. Broad consensus was reached on need for more workforce housing, home ownership, and low income rentals. Saw need for limited growth rate and exploration of form-based coding. Sees Santa Barbara as more of a 'compact community' as opposed to 'small town'. Concurred with comments made by the CEC and Commissioner Jostes.
8. Connie Hannah, Santa Barbara League of Voters, feels that another community workshop is needed, specifically on density and traffic issues. Commented on prior

experience with collaborative community meetings, such as with Common Ground, and ineffective outcomes. Need to look at how the city will pay for expectations and how we will live within our resources.

9. Lisa Plowman, Member, Santa Barbara 4 All, felt energy was put into sustainability and supporting Santa Barbara's evolving as the world changes, yet did not come out in the Policy Options Report Summary. Sees need for workforce housing; reduction of energy consumption and carbon footprints; growth as needed with a review of preservation.
10. Lee Moldaver concurred with Commissioner Jostes' presentation. Comments focused on transportation planning and need for identifying additional funding sources for public transportation. Suggested benefit assessment districts be considered to pay for transportation infrastructure and stated that Measure A will not be sufficient.

With no one else wishing to speak, the public hearing was closed at 3:49 P.M.

Ms. Weiss described the ongoing evolution of the Plan Santa Barbara process and the next steps prior to September 10, 2008. The land use map information will not be available at that time and remains a critical issue. Ongoing community discussion remains open in the process but the plan needs to move forward, too. Preferred policy options and priorities need to be set.

Chair Myers called a recess at 4:10 P.M. and reconvened the meeting at 4:34 P.M.

Next Steps Discussion:

1. The Planning Commission and Staff agreed that no additional workshops were needed to facilitate moving Plan Santa Barbara forward.
2. Staff reiterated that the Conditions, Trends and Issues Report was done early on to analyze carrying capacities and that Plan Santa Barbara is monitoring living within our resources. One Commissioner commented on a desire to be given a factual number of the minimum level of water needed by Santa Barbara. Another Commissioner asked for a per capita table that looks at population with acre feet, as well as day time Santa Barbara and night time Santa Barbara.
3. Updating the Land Use Map is a large undertaking that will be forthcoming, but not available at the September meeting. Ms. Weiss stated that there is a map compilation on YouPlanSB.org that shares preliminary transit districts, parks, etc., and can be used in the interim. One Commissioner had hoped that a zoning map could be used that has overlays of varied options to consider.
4. The Commission and Staff discussed the value of meetings in the absence of the map. One Commissioner stated that the map follows the policy options and advocated the process be allowed to move forward. Some Commissioners were perplexed with moving forward without a map since it pertains to land use. Staff

committed to have the map prepared for the Commission by the time the Notice of Preparation meeting is held.

5. Mr. Ledbetter resumed describing the next steps as presenting the Commission with a set of recommendations that will need to be reviewed prior to being given to City Council. While there are consensus points, it is clear that there will be fundamental differences among the various community groups when considering preservation versus evolution.
6. Ms. Weiss stated that the City Council directed poll will provides some quantification and measure of information of key items but, like any poll, will be subject to critique of bias. This was understood by the Commission who looks forward to the cross-tabbing information and outcome and encouraged Staff to carry on with the poll.
7. One Commissioner encouraged the community groups to collaborate on input into the process and take on a leadership role.

Chair Myers thanked the public for their continued involvement.

III. ADMINISTRATIVE AGENDA

A. Committee and Liaison Reports.

Commissioners Myers and Thompson attended a Plan SB Subcommittee Meeting and incorporated their comments during the hearing.

B. Review of the decisions of the Staff Hearing Officer in accordance with SBMC §28.92.026.

Commissioner White reported on the Staff Hearing Officer's meeting held on August 13, 2008 and summarized three modifications that were approved regarding substandard lots, and buildings that do not meet current code.

VII. ADJOURNMENT

Chair Myers adjourned the meeting at 5:23 P.M.

Submitted by,

Julie Rodriguez, Planning Commission Secretary

DRAFT

City of Santa Barbara

Planning Division

PLANNING COMMISSION SPECIAL MEETING MINUTES

September 10, 2008

CALL TO ORDER:

Chair George C. Myers called the meeting to order at 9:37 A.M.

ROLL CALL:

Present:

Chair George C. Myers

Vice-Chair Stella Larson

Commissioners Bruce Bartlett, Charmaine Jacobs (until 5:22 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

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

Adam Nares, Planning Technician

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 9:37 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: 9:38 A.M.

Case Planners: John Ledbetter, Principal Planner; Barbara Shelton, Environmental Analyst
Email: jledbetter@SantaBarbaraCA.gov; bshelton@SantaBarbaraCA.gov

A. Staff Presentation

1. Poll Presentation:

John Ledbetter introduced Rick Sklarz, Senior Researcher, Fairbank, Maslin, Maullin & Associates. Mr. Sklarz gave a presentation of the General Plan Update Survey that was conducted August 20-24, 2008, by telephone (landline and cell phone) with 400 City of Santa Barbara residents.

The Commission had a discussion with Mr. Sklarz and the Plan SB Staff with regard to the poll results.

2. Staff Overview:

Mr. Ledbetter provided an overview of the purpose and need for the General Plan Update process, the key policy drivers, sustainability structure, project description, and general plan framework.

The Commission held the following discussion with the Plan SB Staff:

- Reported that, with regard to dwelling increases, John Romo, Santa Barbara City College President, has stated that the California Coastal Commission (CCC) has forbidden housing for SBCC.
- Commented that community college land may not be available for student housing because they are run through the state government.
- Verified that Plan SB Staff will be in attendance when City Council meets with the School District Board and will mention the potential for partnership in resolving the issue of possible use of school land for open space or meeting housing needs of student population.
- Emphasized that historic resources should not be ignored or isolated from sustainability, but rather include in the introduction of any City document.
- Asked how the 2,800 unit number relates to the CCC prohibition of SBCC future growth. Staff responded that it is an issue that will be discussed in the Environmental Impact Report (EIR).

- Verified that the General Plan update will need to be reviewed by the CCC because a portion of the City is within the coastal zone.
- Confirmed that the Highway 101 air quality buffer will not be eliminated. The policy remains, although edited to be more of an advisory measure.
- Highlighted that a community resource map would be helpful. It should indicate where those resources are located and what they are in an effort to protect those resources. Staff responded that MEA maps will be provided at the next meeting as part of the goals and policies presentation.
- Concerned with the inability to provide the city with open space and transit, balanced against the need for increase in housing density.

Chair Myers called a recess at 11:14 A.M. and resumed the meeting at 11:21 A.M.

B. Comments from Board and Committee Members – Board and Committee members who have been active in Plan SB had an opportunity to provide input on policy considerations relevant to their charge.

1. Nancy Rapp, Parks & Recreation Director – specific recommendations by the Park & Recreation Commission include: 1) Revise the land use growth management goal to include more specificity to park and recreation facilities. 2) Establish park and open space standards for redevelopment and new development.
2. Lee Moldavor, Vice-Chair Creeks Advisory Committee – public workshop November 2007 devoted to discussion of the overlapping between creeks and water sheds, beaches and water quality, and how they relate to the elements of the general plan; inclusion of key points were submitted to be included in the master environmental review.

C. Public Hearing – Input from the community on all the policy issues.

Chair Myers opened the public hearing at 11:47 A.M.

1. Christy Schuerch, Coalition for Community Wellness – the single most important way to combat chronic disease epidemics is planning a sustainable city that is walkable, bikeable, with easy access to healthy foods, and affordable local housing; the importance of improvements in transit.
2. Gil Barry, Allied Neighborhood Association member – dual density system best way to achieve housing for workforce; current density reduced for more expensive units and raised for affordable projects; amount of density required, and community character and design.

3. Ralph Fertig, President of Santa Barbara Bicycle Coalition – how the bicycle fits into Plan SB; bicycle is efficient mode of transportation; advantages in comparison to the automobile; should be promoted and more bike lanes provided.
4. Fermina Murray, Pearl Chase Society Board of Directors – the guiding language to preserve and protect historic and cultural resources, open space and public scenic views should be placed within a separate section: Historical and Cultural Resources Preservation Element.
5. Susan Shank, local resident – concepts of sustainable neighborhood plans and the mobility oriented development area (MODA) not well thought-out; topography, connectivity, and cost need to be considered; automobile will still be needed for multiple tasks in one outing; huge increase in public transit needed.
6. Trish Allen, Suzanne Elledge Planning and Permitting Services – on behalf of Mario Borgatello: EIR analysis should examine what Measure E has achieved in past 20 years; ask if it is appropriate to perpetuate the same restrictions on a parcel-by-parcel basis, what is the criteria that will be used, and how will the criteria be established when its effectiveness is evaluated.
7. Bill Marks, local resident – “smart growth” alternative does not necessarily allow more people to be near their jobs or promote diversity in the city; granny flats valuable, but quantity should be limited in neighborhoods.

Chair Myers called a recess at 12:30 P.M. and resumed the meeting at 1:24 P.M.

Public Hearing Continued

8. Joseph Rution, Allied Neighborhood Association – new “smart growth” housing development will not build the city out of the housing dilemma; presented a different option: protecting and preserving community character, developing strategies that do not generate growth, turning “living within our resources” into an enforceable proposition.
9. Lisa Plowman, Santa Barbara for All – 7,500 unit growth cap reasonable to allow for 1% growth rate; incentives to reduce market-rate unit sizes, rental housing, and car-share programs for mixed-use projects downtown; creation of Upper State Street parking district; reduce parking in the grid; generation rates for traffic should be reviewed and updated; setback along front property line on a case-by-case basis instead of mandating for all commercial projects; solar as incentive rather than a mandate because expensive; more time should be provided for public to review documents produced by Plan SB staff.

10. Cathy McCammon, League of Women Voters – maintain small-town character, protect views and open space, and relieve congestion; updates resource constraints and true cost of increased density needed; protection of middle-class and lower-income and not price them out; increased use of transit would require major life style changes; the city does not have monies to subsidize truly affordable housing.
11. Connie Hannah, League of Women Voters – against increase in taxes to help pay for additional costs, including resources necessary to construct expensive condominiums; build only affordable units needed for those already working in the city; mixed-use requirements should be changed to make affordability for all levels of workers.
12. Allyson Biskner, Santa Barbara County Trails Council – inclusion of specific language directly related to public trails within the General Plan Update; safe trails require specific care and management beyond that for open space; adopt sustainable urban trail standards and guidelines for specific use; addition of policy mechanisms to acquire trails or easements by willing land donors with incentives for them.
13. Jean Holmes, local resident – “smart growth” is a regional planning model; the city is already built-out; coordinated approach with other entities in the area should be taken; incorporate specific techniques to keep current affordable units and guarantee that new construction will add to that supply; adaptive management approach should be built-in.
14. Maureen Mason, Pearl Chase Society – adopt a cohesive, historical and cultural preservation element separate from other conservation policies and Plan SB.
15. Sheila Lodge, Citizens Planning Association and General Plan Update Committee representative – Measure E should be renewed; objectives needed in addition to overarching goals; protection of scenic public views; supports building height limit to 45 feet; downfall of growth in the community; more affordable employee housing should not be achieved at the cost of further changing the character of the city; consider the issuance of revenue bonds.
16. Fred Sweeney, upper east neighborhood resident – outreach needed to reach silent population that is of mostly diverse cultures; concerned with how upper east has been defined; provide an overlay set of languages to deal with special events that have a day-to-day impact; community character affected by zoning violations, such as illegal hedges; size of parcels in that neighborhood lend themselves to second units; Mission Canyon exiting in case of disaster an issue; walkability a problem; rent-a-bike/electric auto rental options; corner market needed.

17. Judy Orias, local resident – address the need to reduce speeding on neighborhood streets; clarify and better define “community benefit”; clarify H2 whether it is an upzoning of the R-2 zone; it appears H5 requires transit in all areas even those not tied to the transit route and should be corrected; flipping of rentals into condos; under C3 better define “high quality pedestrian crossing”; need for more accessible routes; air monitoring in various parts of the city; parking reduction on commercial zones would affect small businesses; policy to reduce flood plane and updating of flood maps; Mission Creek and Arroyo Creek should have maps updated; challenge of edible gardens.
18. Frank Arredondo, Chumash representative – cultural heritage side of General Plan update process; contacting and addressing concerns of Chumash community as prescribed by law; importance of singling-out the Native American community and creating a liaison for outreach efforts.
19. Mickey Flacks, Co-Chair, Santa Barbara for All – “A Vision for a Sustainable Future”; population growth and social equity; reduce automobile dependency and create walkable transit-oriented community; density does not mean ugly and problematic; agree with sixty-foot height limit; distinctive neighborhood character; form-based zoning.
20. Debbie Cox Bultan, Executive Director, Coastal Housing Coalition –affordable housing for local workforce, not just for those who live here, and efforts to include all economic levels; concern with low range of residential units proposed; supports 60 foot height limit in downtown; incentives for employers willing to provide workforce housing, rather than mandating; consider adding two policies to expedite the project review process: safe harbor provision for second units and set of criteria for residential projects.
21. Paul Hernadi, local resident – three major goals of a sustainable community: living within resources; preserving or enhancing what is precious about Santa Barbara, including social/economic diversity; preserving or enhancing the health, welfare and safety of residents, commuters and visitors alike.
22. Dave Davis, Community Environmental Council – outreach to low income members of the community who have a high stake in the City’s future; comprehensive energy policy.

The following members of the public completed Request to Speak forms but did not speak:

23. Dick Flacks, Santa Barbara County Action Network (SBCAN) – not present, but Mickey Flacks communicated his comments regarding the local housing challenge.
24. Patricia Hiles, local resident – written comments stating desire to keep Santa Barbara small and to not try to get rid of cars.
25. Olivia Uribe, SBCAN – written comments not submitted.

Chair Myers closed the public hearing at 3:55 P.M.

Chair Myers called a recess at 3:56 P.M. and resumed the meeting at 4:17 P.M.

D. Planning Commission Initial Discussion on:

1. General Plan Framework

- The framework is on the right track and it is acceptable.
- Augment the Trends and Challenges section of the Report with numbers from Development Trends Report and RHNA numbers as more compelling argument for policy change.
- Question whether water and sewer services are sufficient.
- Reference and reframe the Conditions, Trends and Issues (CTI) executive summary with its five topics.
- Be explicit as to what the principals imply to indicate that future development must be prioritized. Cannot say “yes” to every project.
- Circulation needs to be expanded to “connectivity”; provide the connectivity for non-vehicular linkages.
- Need to really communicate what the priority community benefits are.
- Discussion of policy drivers needs to be expanded.
- Apply ecological principals in the sustainability context.
- With regard to mapping, Use the Upper State Street study as an example to build upon graphically and form a policy standpoint.
- Consider how the Airport and unincorporated areas will be addressed.
- Must own the jobs/housing imbalance problem as a community. May not be able to solve it. Question how the daytime population should be dealt with – regional transportation?
- Adaptive Management needs to bridge residential and non-residential.
- Objectives paragraph between goals and policies should be incorporated as indicators for policy implementation.
- Specific timeframes for monitoring; for example, start in five years and conclude in seven.
- Criteria for adaptive management upfront will simplify EIR process.
- Structure policy for more refined development that uses less resources.
- Historic Resources should be of high priority and belong in the sustainability principles.

- Historical and Cultural Resources should be a main heading with its own elements in the introduction.
- Take the dilemma head-on of sustaining resources for future generations versus the historic way of doing things, such as not wanting to give up the use of vehicles.
- Consider another way to measure building height restrictions next to historic structures; for example, within a quarter mile, rather than “adjacent to” historic structures.
- With regard to mapping, consider extending the MODA to the Mesa, beyond Santa Barbara City College to the intersection where the commercial begins.
- Include all schools on the map, including private schools, especially with regard to safe routes to schools.
- Under the Sustainability Principles section, include looking at alternative energy both municipal and private (non-petroleum based).
- Regarding adaptive management component: what will be on the score card?
- The City should continue to promote a County Blueprint as all counties in California, except Santa Barbara, have created one for their county.
- Organize future drafts by goals, objectives and program or policy implementation.
- Regional cooperation needed with communities in which commuters live.
- Need an early warning system for adaptive management plan.
- Earl Warren Showgrounds, which is a significant parcel of land, should be addressed.
- Upper State Street Study – build on process in updating elements.
- Need connectivity overlay.
- What about unincorporated islands – do policies relate to them?
- Consider how much the City could afford for water; it should be seen as a commodity rather than a resource.
- Document should adapt to new technologies.
- Priority system needed similar to how LEED does its analysis on projects; measurable ways for applicants to know what is being asked of them and not just what the city does not allow.

- Form Base Zoning analysis would allow a view block-by-block of what could be emulated versus what should be avoided.
- Creatively fund wishes; without funding mechanisms, goals will not happen.
- Local groups need to have “round table” discussions.
- Need to be sensitive to Adaptive Management “trigger points.”
- Regarding impacts of growth; identify unintended consequences and correct them.
- Sustainability principals could use more polishing (e.g., social equity and expansion of defining paragraphs); their implementation within the elements is very important.
- Adaptive management is an excellent concept and needs further study.
- Proposed goals may be costly, but should still set as goals; otherwise we will never attain them.
- Growth of the middle class and the way that class gets represented in the framework is important.
- Sustainability principles need polishing.
- Some of the sustainability issues need more, e.g. social equity. How they get translated into the elements and implemented is important.
- Need another look at the report before signing off on it.

2. General Plan Elements

Discussion continued to September 11, 2008.

3. Alternatives to be included in the EIR

Discussion continued to September 11, 2008.

4. Confirm components and direction of the upcoming Plan SB Phase III activities

Discussion continued to September 11, 2008.

5. Choose Representatives to attend and work with Ordinance Committee on the Plan SB Interim Zoning and Design Ordinance

Discussion continued to September 11, 2008.

Mr. Ledbetter, Principal Planner, reviewed the agenda for the Thursday, September 11, meeting.

III. ADJOURNMENT

Chair Myers adjourned the meeting at 5:26 P.M. to the September 11, 2008, meeting at 1:00 P.M.

Prepared by Gabriela Feliciano, Commission Secretary

Submitted by,

Julie Rodríguez, Planning Commission Secretary

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City of Santa Barbara

Planning Division

PLANNING COMMISSION SPECIAL MEETING MINUTES

September 11, 2008

CALL TO ORDER:

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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

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Barbara Shelton, Environmental Analyst

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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.

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, 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

DRAFT