



City of Santa Barbara California

PLANNING COMMISSION STAFF REPORT

REPORT DATE: November 10, 2009
AGENDA DATE: November 19, 2009
PROJECT NAME: *Plan Santa Barbara, Phase III Work Session*
TO: Planning Commission
FROM: Planning Division, (805) 564-5470
 John Ledbetter, Principle Planner *JL*
 Bea Gularte, Project Planner

I. RECOMMENDATION

That the Planning Commission receive a brief presentation, and then discuss and provide feedback to staff regarding residential densities, the proposed Land Use Map (Exhibit A) and associated land use designations.

II. PROJECT DESCRIPTION

This Planning Commission worksession focuses on the proposed Land Use and Growth Management Element, and specifically on residential density, the land use map, and the associated land use designations.

The current Land Use Element is being updated as the Land Use and Growth Management Element (LUGM Element). At previous work sessions, the Planning Commission reviewed the goals and policies of the existing element that will be included in the proposed LUGM Element, as well as the new policies from the *Policy Preferences Report*, January 2009 as directed by Council. The draft element to be released early next year will include, in addition to the components outlined in this staff report, neighborhood descriptions as well as the goals, policies and implementation actions.

III. RESIDENTIAL DENSITY

A. **MOBILITY ORIENTED DEVELOPMENT AREA (MODA)**

The intent of the MODA, to further encourage a sustainable land use development pattern in the downtown and along the principal commercial corridors, is fully defined in the draft LUGM Element (see page 4 of Exhibit B). For the purpose of establishing residential densities to support the MODA, including smaller, more affordable units, it is worth noting how the existing land use pattern currently functions in relation to what is proposed for change.

Santa Barbara's existing land use pattern is in effect the "old urbanism" that many communities now seek to replicate through the principles of "new urbanism"; namely, mixed commercial and residential uses adjacent to frequent transit service and a pedestrian/bicycle friendly (and safe) circulation system of sidewalks, paseos, and streets. This pattern was first established in the 1850s with Captain Salisbury Haley's "grid" layout, followed by denser residential neighborhoods on the west and east sides, and more recently, the auto-oriented, single-family neighborhoods.

A key principal to also keep in mind is how the concentration and intensity of uses radiate-out from downtown in distinct, near concentric, rings, which in turn create transitions in both building size and density. The biggest buildings and the greatest densities are found downtown and along the main corridors, followed by multi-family districts, then single family neighborhoods, and finally, hillside open spaces and the ocean.

This land use pattern, combined with mixed use, frequent transit, and pedestrian/bicycling amenities is tried and true – the "old urbanism". The question then becomes, what needs to be changed to further the key land uses goals of more residential affordability and the protection of Santa Barbara's small town charm? The *Plan Santa Barbara (PlanSB)* process identified several immediate priorities including: reverse the trend towards large luxury condominium units; and promote projects that provide community benefit through sustainable development principles (see *Policy Preferences Report*, January 2009).

The existing variable density formula based on number of bedrooms has over the past ten years encouraged the market to produce large luxury condominiums, hence, the proposed amendments below. In regards to the small town character of Santa Barbara, a sustainable land use pattern must carefully consider the compatibility of any new development with the historic and visual resources, particularly in terms of physical size, bulk and scale. This is a real challenge in Santa Barbara, as many of the historic landmarks are in the heart of the Downtown, El Pueblo Viejo.

To help address this challenge, the MODA overlay identifies three areas where greater design scrutiny and protection would be provided, and that would be ineligible for a Special Mixed-Use District (see variable density discussion below). The *MODA Overlay with Historic Resources Map* (see Attachment 2 of Exhibit B), begins to identify those districts with the greatest concentration of recognized historic resources, including the center of the EPV District, the Brinkerhoff District, and the Bungalow Haven District.

B. VARIABLE DENSITY

The community and the Planning Commission have been very clear that the existing variable density formula needs to be amended to encourage small, more affordable units to better meet the needs of the local workforce. The proposed changes are found in the section of the LUGM Element entitled Introduction (see Exhibit B). Several key objectives need to be considered when reviewing these proposed amendments: will smaller, more affordable units be produced; will sustainable living patterns be encouraged (yet discouraged in areas inappropriate for more housing); and will there be sufficient resources to support the demand?

The mechanics of the proposed amendments are structured to support an average unit size of 1,000 square feet (sq ft), to meet the most common demand for two bedroom units. Over the past five years, typical mixed-use commercial/residential projects have achieved a mix of unit sizes and types to meet market demand, the 15% inclusionary requirement, and a reasonable profit margin. This has been a somewhat complex calculation as density is based on number of bedrooms, and with a mix of unit types, i.e., with different numbers of bedrooms an average density needs to be calculated.

Assuming a mix of unit types continues to be a desired outcome, both in terms of meeting the requisite *pro formas* and providing a variety of unit types to meet a variety of lifestyle needs, calculating an average density will continue. The difference would be, the average density would be based on unit size, not number of bedrooms.

The explicit purpose of establishing a minimum density is to strongly discourage the proliferation of large, luxurious (and costly) units below the maximum density allowed, and to concentrate densities in the most sustainable locations.

The range of unit sizes begins at 400 sq ft, the smallest size permitted by Zoning Ordinance and the size at which the greatest densities are encouraged. Given the target unit size of 1,000 sq ft average, the largest units are set at 1,300 sq ft to accommodate modest three to four bedroom units. Certainly, a percentage of units will be built to serve the upper end of the market, but disincentives are recommended such as minimum densities and a fee for units over 1,300 sq ft. for those that wish to “opt-out” of the minimum density requirement.

The other component that is proposed to be amended is the inclusionary requirement, currently set at 15% of the base density. The *Policy Preferences Report* recommends considering an increase to 25%, and through the continuing community dialogue this past summer there appears to be support for an even greater percentage of permanently restricted units. Thus, the graduated increase in inclusionary requirements from the existing 15% to 40%, depending on the land use designation density.

Will smaller, more affordable units be built? Yes, if the density formula is based on a smaller unit size incentive, sufficient densities are provided, and the inclusionary requirement is paced with the graduated density increases by land use designation.

Will sustainable living patterns be encouraged? Yes, building on the city's existing land use pattern, the highest densities will be focused in those areas downtown and along commercial corridors that have the necessary components for sustainable living: high levels of residential affordability and community benefit; frequent transit; access to commercial services (and particularly to a grocery store); and easy pedestrian/bicycle access to parks and/or open space. These densities will be available on a project specific basis through the Special Mixed-Use Districts that permit densities of between 40-48 du/acre, with an Inclusionary requirement of 40% (see *Special Mixed-Use District Overlay Map*, Attachment 1 of Exhibit B).

Similarly, the High Density designations at 30-38 du/acre, with an Inclusionary requirement of 30%, are located throughout the MODA, both in commercial and multi-family designations. In general, the MODA is well served by transit and provides easy access to commercial services by foot or bike. The Medium-High designation at 20-28 du/acre with an Inclusionary requirement of 15% is similar to the densities of today's variable density formula, and provides a transition from the MODA to the non-variable Medium Density area (designed for duplex units) at 12 units per acre, and from there the single family neighborhoods.

Will there be sufficient resources to support the demand? Yes, the Adaptive Management Program will ensure that resource capacities such as water and waste water treatment are monitored for not only non-residential development, as has occurred over the past 20 years through "Measure E", but also for residential development. Higher density projects in the MODA will help support more affordable housing, discourage long commutes, reduce carbon emissions, and potentially help alleviate traffic congestion. However, the bottom line is: the only projects that will be constructed are those for which there are sufficient resources and capacities.

C. EXCEPTIONS TO UNIT SIZE LIMITATIONS

1. Single Family Designations

The limited unit sizes are tied to the recommended variable density program in the commercial, mixed use, and multi-family areas of the city. Currently, the Neighborhood Preservation Ordinance regulates the size of units through the FAR guidelines. Therefore, the design review and discretionary review process would continue to address size, bulk and scale, and neighborhood compatibility issues for the Single Family designations.

2. Medium Density Residence Designation

Unit size limitations for single family or two family development in the R-2 zones is not being proposed. Much of the more modest single family and two family housing is located on the Eastside and Westside. Limiting unit sizes would prevent the construction of slightly larger single-family residences that could accommodate a 3-4 bedroom house where it is typically less expensive to develop than in the hillsides. Given that much of the urban center will be limited to smaller units, there will continue to be a need to accommodate larger households. The design review and discretionary review process would address size, bulk, scale and neighborhood compatibility issues.

Average unit size limitations for development of three or more units in the R-2 zoned areas of the City is, however, proposed. There are existing areas around City College and the Mesa shopping center currently zoned R-2 with denser development. Should these or other R-2 zoned areas redevelop as multiple family housing or condominiums, average unit sizes similar to the variable density program are recommended.

D. FLOOR AREA RATIOS

Recently in the density and design discussions that were part of the *PlanSB* General Plan update process, community interest turned towards the use of Floor Area Ratios (FARs) as well as Form Based Codes as means to guide both residential densities and community design. In response, staff proposes a range of Floor Area Ratios for the urban multi-family and mixed-use districts, coupled with minimum residential densities, as a means to both maintain appropriately sized buildings envelopes, and encourage the construction of more affordable housing.

While this approach meets two key General Plan goals of promoting affordable housing and maintaining the community character, prior to implementation, further community discussion will be needed to determine exactly what FARs will be appropriate for which land use designation, with particular attention being paid to any unique circumstances of a particular commercial corridor, district or block. Proximity to historic resources is of particular concern. A Form Based Codes approach has been suggested as a means for determining the appropriate FAR.

The size of a FAR controls the exterior volume of the building (and to a large degree how it fits into the surrounding urban fabric), as well as the amount of interior space available for residential development. Thus, defining a range of FARs would manage both the volume and residential density for a particular location.

The largest FARs would be established in the central business district and along the commercial corridors. Smaller FARs would then radiate out from the central business district and commercial corridors, consistent with the land use designations and the associated minimum densities. The single-family design review process already uses FARs to determine the appropriate volume of proposed construction. Special attention, i.e., lower FARs, would be defined for sub-districts with high concentrations of historic resources within El Pueblo Viejo.

FARs would be assigned to each specific mixed-use land use designation as identified on the Land Use map. The corresponding minimum densities, that are associated with these land use designations, would then de facto serve to limit unit sizes when combined with the FARs. This approach encourages the construction of more, smaller units, which can presumably be built and sold for less than large units.

In the final analysis, the concept of replacing variable residential densities with a graduated set of FAR standards appears to be sound. Staff is therefore recommending a policy be included in the draft LUGM Element to guide a community process to establish FAR standards.

IV. LAND USE MAP

A. OVERVIEW

The Land Use Map, to locate land use designations, was last updated in 1974 and was drawn by hand in a broad conceptual manner, typical for that era. When land use designations are located on a land use map a graphic vision of a community's future development is created. While the basic land use pattern in Santa Barbara is not proposed to be altered, there are a number of broad changes proposed, including: more explicit mixed use and variable density designations; higher residential densities in the MODA; land use designation title changes (to simplify organization and improve ease of use); and a more accurate GIS, parcel-based mapping format to improve implementation consistency.

Under the direction of the *PlanSB* Sub-Committee of the Planning Commission, a number of smaller changes have been made to the proposed map, correcting inconsistencies with the Zoning Ordinance, amending individual lots split with two different designations, or amending outdated policy direction such as the commercial designation on the Upper eastside bounded by Micheltorena, Laguna, Olive, and Sola. For an explanation of the general methodology employed to update the map, and most of the map issues discussed below, see the video presentation found at www.YouPlanSB.org.

The following areas and associated issues have been identified as worthy of broader discussion and full Planning Commission policy direction. Maps of the respective areas will be presented at the November 19th meeting to facilitate understanding and discussion of the issues.

B. MAP ISSUES FOR DISCUSSION

1. Garden-Carrillo/St. Francis

There are two broad issues in this area of the city related to office/residential designations in the Garden-Carrillo area and the St. Francis hospital transition to multi-family use. The intent of the proposed office/residential changes to the Garden-Carrillo area is to bring this roughly eight-block area into consistency with historical development patterns, and significantly reduce Zoning Ordinance inconsistencies.

The St. Francis site is no longer appropriate for an institutional designation as it transitions to multi-family, hence the proposed Medium-High Residential Density designation. The adjacent medical offices were historically ancillary uses to the hospital and are now recommended to be designated residential, consistent with the surrounding uses. In the short-term, these uses would become legal non-conforming; these structures could not be redeveloped as offices although if destroyed 75% or less by fire or other natural disaster they could be rebuilt.

2. Bungalow District

The southerly portion of the Bungalow District is currently designated as multi-family, and in fact there are several multi-family projects in this area. Given the expressed desire by some of the Bungalow neighbors to maintain the predominately historic, single family or duplex, Craftsman character, this area is recommended for Medium Density Residential designation, consistent with the northerly portion of the District. The existing multi-family units would become legal non-conforming and subject to the City's ordinances pertaining to nonconforming uses and structures.

3. Milpas/Haley

There are three distinct issue areas in this portion of the City: both sides of Milpas street; the Bond street area; and the Industrial area. The east side of Milpas (one block deep) is proposed to be amended from Industrial to Commercial consistent with the predominately commercial development of Milpas, and to bring it into conformance with the Zoning Ordinance. Amending the Commercial designation on the east side is reviewed below under *Designation Issues for Discussion*.

The existing Industrial designation in the Bond street area is proposed for amendment to Commercial to better reflect the historic pattern of commercial and residential uses, and to bring the area into conformance with the Zoning Ordinance.

A new Commercial/Industrial designation is proposed for the northerly portion of the Industrial area of the City to reflect the historical development pattern, bring the area into conformance with the Zoning Ordinance, and to better protect the industrial uses below Haley Street (see *Designation Issues for Discussion* below).

4. Buffers

The existing land use map delineates buffers as a transition between land uses as well as a means to protect the creeks. The land use map under consideration replaces the land use buffers with an explicit transition of land use types that by their inherent nature provide a buffer in the size, height and intensity of uses (see land use pattern discussion above). In regard to the creek buffers, setback standards are required by the State and Federal regulatory agencies, and City standards (beyond Mission creek) are recommended through the *PlanSB* process.

V. LAND USE DESIGNATIONS

A. OVERVIEW

The LUGM Element includes brief descriptions of the various land use designations depicted on the Land Use Map. The land use designations described in Exhibit C reflect existing land use patterns as well as the general plan policies that have been discussed as part of *PlanSB*. Specifically, the more significant changes include: an amended variable density approach in the commercial and multi-family zones (see discussion above); recognition of and adjustments to existing mixed use areas; a new Commercial/Industrial designation; and further protection of the Industrial area. No substantive land use changes are proposed for the established, low-density single-family neighborhoods.

B. DESIGNATION ISSUES FOR DISCUSSION

1. Low Density Residential (3-5 du/acre)

The *PlanSB* General Plan Update process reaffirmed the importance of maintaining the low-density character of the single-family residential neighborhoods. Historically, there has not been an exact correlation between the land area required per the land use designation in the single-family areas and that required per zoning. While the General Plan indicates a maximum net density, a direct computation cannot simply be made by dividing lot area by the allowed density.

This inconsistency is illustrated by the General Plan land use designation of five dwelling units per acre (8,712 sq ft), which is zoned as both E-3 (7,500 sq ft minimum lot area) and R-1 (6,000 sq ft minimum lot area) zones. The General Plan designation thus requires more land area than the zoning standards, unless the lot is a sloped site and then must adhere to the Slope Density Ordinance.

In order to rectify the situation with a direct correlation between the General Plan designation and the existing zoning classifications, either the land use designation would need to be changed to increase the number of dwelling units per acre or the zoning requirements for lot area would need to be increased which would result in a tremendous number of non-conforming lots.

Given there is no desire on the part of the community to increase single-family densities, nor presumably, to create non-conforming single-family lots, these designations are proposed to remain the same. Any future subdivision will continue to be guided by the General Plan land use designation together with the Slope Density Ordinance requirements to ensure that a lower density than might otherwise be allowed by the base zoning is maintained both in the hillside and sub-urban single family areas.

2. Medium-High Density Residential (20-28 du/acre) Milpas Area

The area from Milpas street east one block to Alisos street is currently designated as General Commerce, which allows the highest variable residential density. The underlying zoning classification is R-2, designed to encourage Two-Family Residential. Historically, this area has developed with a mix of single family and duplex housing (Scolari's market being the exception), and this residential pattern, in fact, extends considerably further east.

As Milpas Street is within the recommended MODA, the block facing this commercial corridor is recommended for Commercial/High Density Residential (30-38 du/acre) designation. For the backside of the blocks to the east facing Alisos, the Medium-High Density Residential (20-28 du/acre) designation is proposed as a transition between the Commercial/High Density residential (30-38 du/per acre) on Milpas Street and the Medium Density Residential (12 dwelling units per acres) to the east. This amendment would also require a future rezone for these transition blocks to R-3, Multiple Family zoning.

3. Commercial/High Density Residential and C-P Zoning

The Commercial/High Density Residential land use designation is proposed for most of the commercial areas of the City that currently have a General Commerce, Offices and Residential, or Offices and Commercial land use designation. The intent of this recommendation is to explicitly recognize the mixed-use nature of the commercial districts of the city, and identify an appropriate higher residential density. Over the next 20 years, more residential, mixed use, and community benefit projects are projected for the commercial/high density areas as infill and redevelopment opportunities arise.

In the Upper State Street corridor, one consistent Commercial/High Density Residential designation (30-38 dwelling units per acre) is recommended. Currently, most of the underlying zoning on the corridor is either C-P, Restricted Commercial Zone or C-2, Commercial. All of Upper State has the SD-2, Special District Overlay zone, that is not proposed to be changed.

The C-2, Commercial Zone currently allows the use of variable density. The C-P zoning classification does not permit variable density, but rather a maximum residential density of 12 dwelling units per acre, which would not be consistent with the proposed High Density Residential designation. Therefore, the Commercial/High Density Residential designation proposed for Upper State Street, would require the C-P zoning to be rezoned to C-2, consistent with other portions of Upper State Street.

4. Commercial Industrial/Medium-High Density Residential

The Commercial Industrial/Medium-High Density Residential designation is proposed as a new designation, separate and distinct from the Industrial designation (discussed below). This area of the city is currently designated as Industrial with a zoning classification of C-M, Commercial Manufacturing. This classification permits a wide range of uses including commercial, office, light industrial, and residential. Many of the existing uses include automobile repair, hardware, building supplies, and light manufacturing.

There has been concern with the ongoing loss of industrial and manufacturing due in part to the housing and offices that are displacing these uses. The General Plan recognizes the need for light industrial and manufacturing uses given that many of the businesses that could be displaced are local, in some cases one of a kind, and provide vital services to the community.

To preserve and encourage these uses, the types and densities of residential uses are proposed to be more closely defined. Over the next 20 years, to minimize the amount of market residential development, a base residential designation of Medium-High Density (20 – 28 du/acre) is proposed rather than the High Density Residential (30 – 38 du/acre) typical of the Commercial designation. However, on the west end, some flexibility is proposed in the form of a potential Special Mixed-Use District (40-48 du/acre) given the unique opportunities of that area.

New development standards such as setbacks, floor area ratios, landscaping, and open space standards should be considered as this area further redevelops, particularly with commercial and residential mixed uses.

5. Industrial Area

Preservation of the City's industrial uses is of concern given the fact that housing and offices continue to be developed in the Commercial Manufacturing zone portion of the Industrial designated area, as noted above. Currently, the area to the south with the M-1 zoning classification is the least restrictive zone in the City with the exception of housing. Maintaining sufficient land area for the open yard and industrial uses is critical to provide vital services to the city as well as the South Coast.

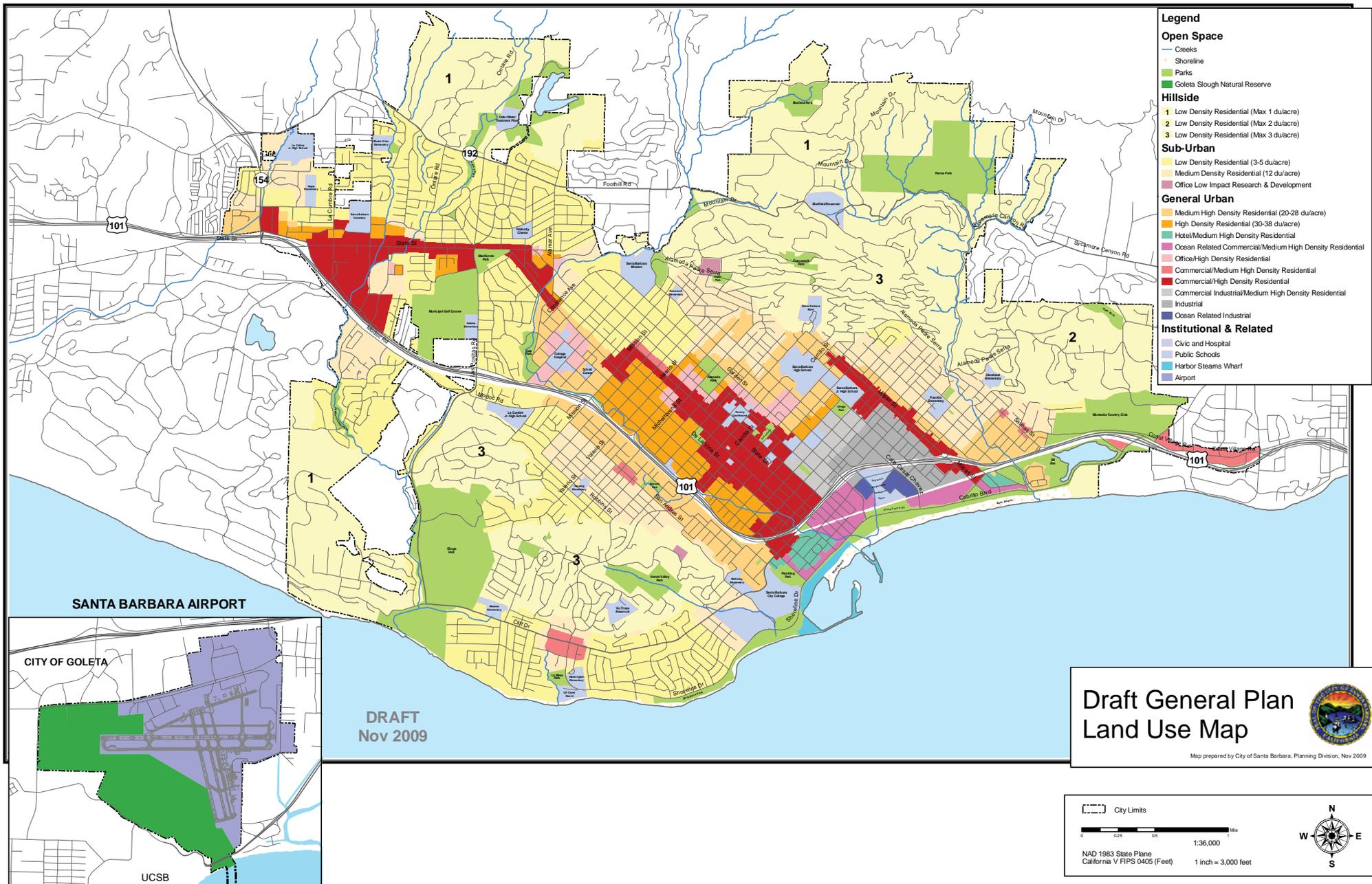
The General Plan supports having an industrial area dedicated to industrial uses, which provide vital services to the community as well as areas of the South Coast. The *PlanSB* process recommended narrowing the range of commercial uses in the industrial area, in order to mitigation the potential increase in land costs and the associated displacement of heavier industrial uses. Therefore, narrowing the range of commercial and office uses to those that are ancillary to industrial uses is recommended.

While residential is prohibited in the industrial area, the City Council in 2008 approved a Specific Plan (SP-10 Zone) to establish a zoning overlay to allow a below-market rate residential development in the M-1 zone district. Future consideration of allowing housing would exacerbate the displacement of industrial and manufacturing and therefore the existing prohibition of residential in this heavier industrial area of the city is recommended.

VI. EXHIBITS:

- A. Draft Land Use Map
- B. Draft Land Use and Growth Management Element Introduction w/Attachments
- C. Draft Land Use Designations

EXHIBIT A



Land Use and Growth Management Element

INTRODUCTION

The original General Plan, adopted in 1964, included an extensive history, vision and series of maps, but no formal goals or policies. In the 1970s, the General Plan was amended to include the Open Space and Scenic Highways Elements, which were located within what then became the Land Use element. In the 1980s significant goal and policy amendments were incorporated into the Land Use Element, which included: the institution of Charter Section 1507 to “Live within Our Resources”; Charter Section 1508 “Measure E” to manage non-residential growth; the concept of mixed-use development; and strong support and encouragement for the construction of affordable housing.

As noted in the Introduction to this document, the core values underlying “Living within Our Resources” have evolved into a vision of long-term sustainability. Clearly, maintaining the physical and socio-economic character of Santa Barbara through environmental protection, growth management, mixed-use development, and affordable housing have been found to be consistent with the sustainable principles of Equity, Environment, and Economics. The challenge is finding a balance among these values that can be articulated through policies and ultimately implemented through actions.

Today the Land Use and Growth Management Element contains goals, policies, and implementation actions related to the three topics of Land Use, Growth Management, and Neighborhoods. The content of land use component begins with the discussion of the Mobility Oriented Development Area (at the end of this introduction), followed by the Land Use Designation descriptions, the Land Use Map, and the associated goals, policies and implementation actions. The Land Use Growth Management and Neighborhood components will contain goals, policies and implementation actions.

Historical Context

Santa Barbara, or at least the site, has been occupied for over 1,000 years. The Chumash Indians’ community known as Suextun, existed for approximately 800 years prior to Spanish discovery in 1769. It became the Spanish presidio starting in 1782, then a Mexican pueblo in 1821, and finally, under American rule, a charter city of the state of California in 1851.

With cityhood, the first City Council hired Captain Salisbury Haley to survey the area to create an American “grid” street plan for the town’s growth. Stearns Wharf in 1872 and the railroad in 1887 allowed residents and new arrivals access to a greater variety of building materials. Adobe gave way to wood frame, stone, brick and eventually, reinforced concrete, steel, glass and synthetic materials. Different periods favored different building materials according to what was in style. But the basic street pattern remained.

The 1925 Santa Barbara earthquake leveled the city's downtown, yet this disaster was turned into an opportunity. After that quake, forward-looking civic leaders championed two important themes for rebuilding the city: Spanish Colonial architecture; and creation and protection of landscaped, public open space. This legacy, along with the protection of many buildings representing every historic period, provide Santa Barbara with its distinctive look and feel. It is the public will to protect this legacy, and further growth or change has and continues to honor it.

The downtown land use "grid" pattern, which was established in the 1850s by Salisbury, is still intact today and constitutes the heart of the city. The last major building boom in the 1960 and 1970s produced the residential subdivisions and commercial development in the Upper State Street area (once referred to as "outer" State Street). Since that time, most of the significant physical changes to the urban fabric of the city have been circulation improvements to enhance connectivity, either under or over Highway 101, or beautification projects such as State Street.

This basic layout of the city with a downtown grid, one major commercial corridor running north/south (more or less), surrounded by suburban neighborhoods between the ocean and the mountains, is not anticipated to change over the next 20 years. Santa Barbara is now largely a built-out city, with well established neighborhoods, relatively few vacant parcels, and a set of height restrictions and design review requirements that maintain the City's distinct architectural character.

Since 1989 Santa Barbara has also consciously managed the amount of non-residential growth, limiting development to three million square feet. The effect of this program has been to encourage infill and redevelopment of existing commercial parcels, with a market driven emphasis on mixed residential and commercial projects. The types of mixed-use, residential units that have been produced by the market over the last ten years, however, have not been affordable to the majority of the City's workforce.

Growth Management

The *Plan Santa Barbara (PlanSB)* General Plan update evolved principally along two tracks: updating the growth management program and encouraging a more sustainable approach to land use development, consistent with the historic character of Santa Barbara. Growth management policies will now help to pace both non-residential and residential land uses, as the availability of resources such as water, wastewater treatment capacity, and other key infrastructure will be closely monitored for both sectors over the next 20 years.

The community has identified a range of growth for both sectors based on what is known as of 2009 regarding key resource availability. The Environmental Impact Report for the *PlanSB* General Plan Update analysis, among other sources, established a number of the resource baselines to determine the starting points for this planning period. The Adaptive Management Program will ensure the community and decision makers are informed in "real time" whether or not the level of growth is commensurate with the amount of available resources. The Adaptive Management Program is designed to provide the necessary monitoring and policy course corrections to ensure the goals and objectives of the General Plan are implemented.

Sustainable Development

A more sustainable approach to development has many facets, as noted in the Introduction to this document. For Santa Barbara, maintaining its historic, small town character is most definitely part and parcel of a sustainable Santa Barbara. Santa Barbara has a deep appreciation for its historical past, as well as the present day aesthetic of both the built and natural environment. Consequently, urban and historic design regulations, as well as environmental standards and project review are some of the most stringent in the nation.

Santa Barbara's neighborhoods also comprise a significant element of the community character. While most neighborhoods are already well defined, a number of neighborhoods have expressed interest in a more localized, sustainable planning effort. The Sustainable Neighborhoods concept now included in this element has, in fact, already taken root on the Mesa (see Mesa Village sidebar) and will be a key implementation effort in the years to come.

Santa Barbara also has had a long standing commitment to provide affordable housing and maintain socio-economic diversity within the community. As of 2009, almost 12% of the City's housing stock is permanently affordable for the very-low to moderate income households due, in large part, to Redevelopment Agency funding that sunsets in 2015. Despite this significant achievement, however, the cost of housing has escalated beyond the reach of the middle-income workforce, contributing to a regional jobs/housing imbalance, traffic congestion, and an erosion of community's socio-economic diversity.

The greatest challenge for Santa Barbara through the year 2030 will be how to encourage both more affordable housing adjacent to transit and commercial activity, and smaller, pedestrian scale buildings that do not exceed available resources to support the targeted level of development. Hence, the Goals and Policies in this Element address both Land Use and Growth Management.

Land Use Patterns

Santa Barbara's land use and transportation patterns have historically evolved in a sustainable manner with the highest residential densities at the core of the city adjacent to commercial and transit, with concentric rings of lesser and lesser densities. The higher density, multi-family neighborhoods adjacent to the commercial districts, followed by the medium density, duplex neighborhoods, followed by the single family neighborhoods, followed by the hillsides, open space and ocean.

For the next increment of growth through 2030, this existing land use pattern is conscientiously reinforced to further encourage sustainable development through a range of minimum and maximum residential densities. The lowest densities continue to protect the single family neighborhoods, and the highest densities focus the targeted and closely monitored growth on the construction of smaller, more affordable housing units.

Vision for a Sustainable Neighborhood

Mesa Village

In 2007 a group of architects living on the Mesa met to discuss ideas for improving their neighborhood. They soon realized that Cliff Drive is a defining element of the Mesa and devoted a Saturday morning to walking its length and discussing ideas for future improvements. This volunteer group continued meeting over the next several months, creating maps, collecting photos of the current Mesa, and gathering inspirational images from other cities. Using the theme “from good to great” they developed a vision of the Mesa becoming a self-sufficient, sustainable village within the city.

They propose improving parks and circulation to enhance community, promoting local culture and business to increase self-sufficiency, and providing walk-ability, safe bicycle routes, and public transportation to ensure sustainability. Other ideas include a village center with a public plaza, a Mesa loop trail, and the transformation of Cliff Drive from a highway into a people-friendly city street. The Mesa Architects hope their work will inspire other neighborhoods in the city to develop their own visions for community, self-sufficiency and sustainability.

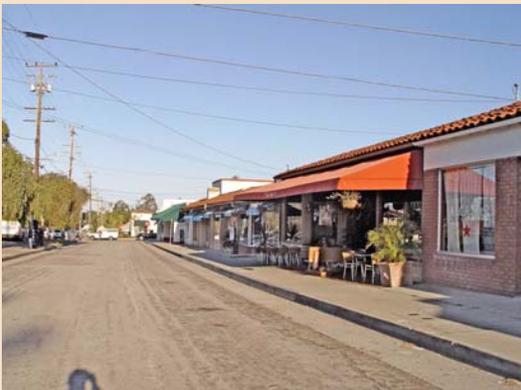
See www.MesaVillage.org for information about existing conditions on the Mesa, ideas for improvement, and a forum for comment on these ideas.



Cliff Drive before



Cliff Drive after



Mesa shopping center before



Mesa shopping center after

Mobility Oriented Development Area (MODA)

The MODA is designed as a land use overlay tool to further encourage a sustainable synergy of land use and circulation patterns. Specifically, the MODA will: focus growth; provide a diversity of land uses; and strengthen mobility and connectivity options.

- Focused growth encourages affordable housing as well as commercial uses within a quarter mile radius of frequent transit service. Incentives to develop affordable housing include: higher densities at targeted locations; focused transit resources; parking demand standards; targeted infrastructure improvements; and increased public areas and open space.
- Providing a mix of land uses includes: strong retail and workplace centers; residential living in commercial centers with access to fresh foods and recreation; connectivity and civic engagement; and public space for pedestrians.
- Providing mobility and connectivity options linking mixed-use development with transit; allows for compact, vibrant, walkable places; reduces the need for parking; encourages the use of bicycles and promotes healthy active living.

The MODA encompasses most of the city's flatter topography, which historically was first to develop and is most conducive to walking and biking. Most of the north/south and east/west axis are well served by transit, and these areas are selectively targeted for the highest residential densities, applied through a series of Special Mixed-Use Districts.

Special Mixed-Use District

The objective of the Special Mixed-Use districts is to encourage model, mixed-use neighborhoods with the highest levels of affordable housing, served by frequent transit, with easy access to groceries, recreation and open space. The number and location of these districts are suggestive not prescriptive, as long as they remain in the MODA, and exact boundaries are flexible so site specific constraints and opportunities can be accommodated over time as future proposals emerge.

The initial generalized locations of the Special Mixed-Use districts are illustrated on the MODA Overlay and Special Mixed-Use Districts map (see Attachment 1).

Housing

These model sustainable neighborhoods within the MODA will provide a relatively modest amount of housing and, by definition, are not designed to meet everyone's needs or lifestyle. Given the majority of the City is built-out, the existing single family and multi-family neighborhoods are expected to change very little. In fact, of the approximately 37,500 units on the ground in 2009, the next projected increment of residential growth (estimated to be 2,800 units through 2030) is less than a 5% increase in the overall housing stock.

The existing housing stock comprised of single family homes, duplexes, apartments, and condominiums located in established neighborhoods will continue to provide a wide range of housing types. Presumably, the majority of households, of which approximately 60% rent and 40% own, will continue to utilize this range of housing stock through 2030. For the next 5% increment of housing, however, the location and type of housing will be critical in order to further the community's desire to become more sustainable.

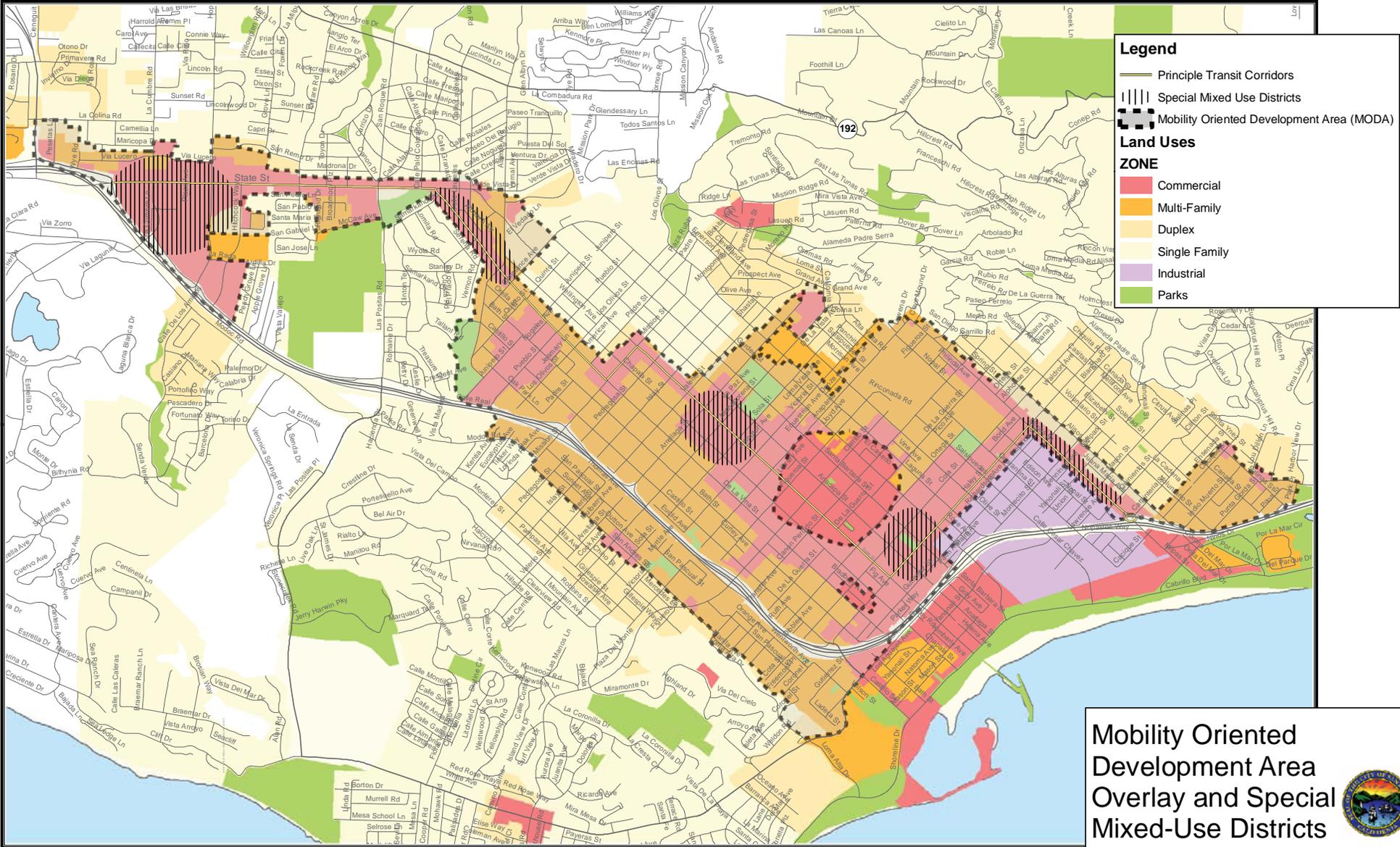
Mobility

One of the tenants of sustainability is to reduce the necessity to drive. Corresponding with that goal, the community has determined that the remaining increment of growth should occur without increasing congestion. Accordingly, the focused land use growth within the MODA is intentionally oriented toward the availability and use of alternative modes of transportation. Residential growth will be limited to smaller, more affordable units with less need and capacity for automobile use. Commercial land uses will have incentives for employees to use alternative transportations and disincentives to drive, while customers will be given the most flexibility to drive and park.

Sustainable land use and circulation patterns allow easy walking and biking distances between home and commercial services, transit, open space, and recreation. These patterns also minimize the need to use an automobile. The lifestyle this development pattern encourage is not, nor will be, appropriate for everyone. Smaller, affordable units located in a more urban, residential setting, do however, meet an existing community need, and a growing market niche, whether it be young professionals or downsizing seniors.

Historic Resources

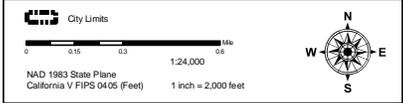
In regard to the protection of historic resources, the MODA overlay specifically excludes the highest concentrations of historic landmarks including: the heart of El Pueblo Viejo district; the Brinkerhoff district; the Bungalow district, and other future districts once established. (See Attachment 2, Historic Resources/MODA Overlay Map). These areas of exclusion would then limit residential development to the respective underlying residential density designation.

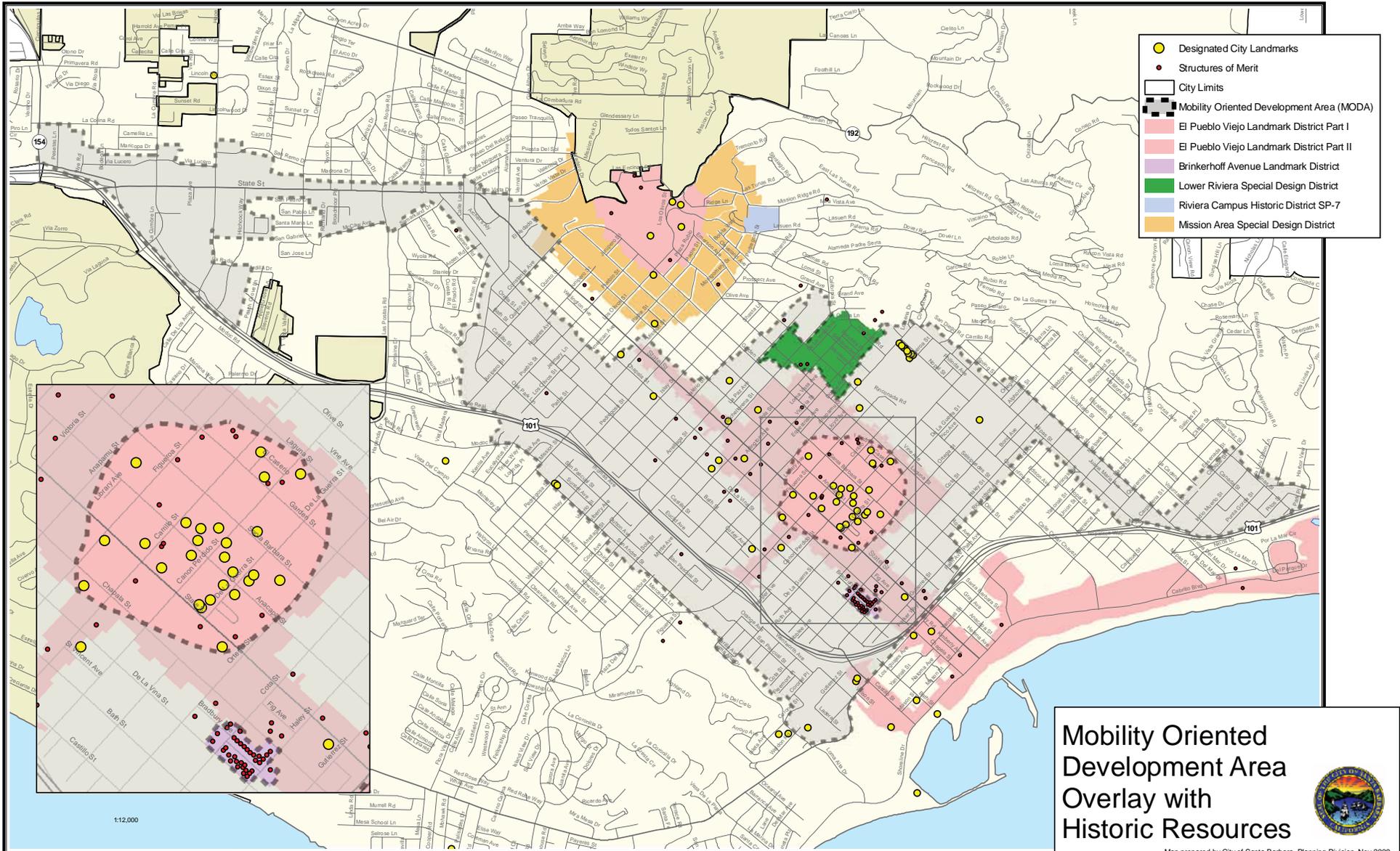


Mobility Oriented Development Area Overlay and Special Mixed-Use Districts



Map prepared by City of Santa Barbara, Planning Division, Nov 2009





- Designated City Landmarks
- Structures of Merit
- City Limits
- Mobility Oriented Development Area (MODA)
- El Pueblo Viejo Landmark District Part I
- El Pueblo Viejo Landmark District Part II
- Brinkerhoff Avenue Landmark District
- Lower Riviera Special Design District
- Riviera Campus Historic District SP-7
- Mission Area Special Design District

Mobility Oriented Development Area Overlay with Historic Resources

Map prepared by City of Santa Barbara, Planning Division, Nov 2009

Sphere of Influence
 City Limits

0 0.15 0.3 0.6 Miles
1:24,000

N

1:22,000

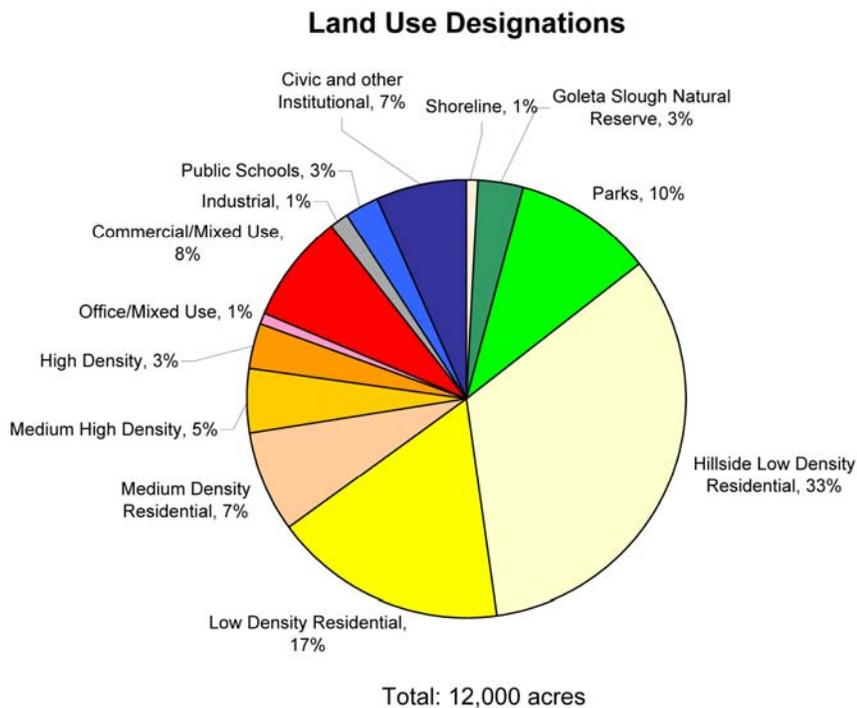
LAND USE DESIGNATIONS

The purpose of Land Use designations is to identify the permitted land uses and residential densities within the city. These designations, when combined with specific locations on the land use map, summarize the community’s vision for the physical development of the city.

The land use designations as described below, and reflected on the Land Use Map¹, have remained essentially consistent since the last map was updated in 1974. Changes that have been incorporated into the updated map include: an explicit recognition of mixed use and variable density; higher residential densities in the MODA; designation title changes (to simplify the organization and improve the ease of use), and a more accurate GIS mapping format to improve implementation consistency. (See Exhibit A, Land Use Map.)

Distribution of Land Uses

The following distribution of land by General Plan land use designations reflect: the predominance of Single Family residential uses (50%); followed by Parks, Reserve and Shoreline (14%); Medium to High density residential (15%); Commercial & Office (9%); Civic and Institutional (7%); Public Schools (3%); and Industrial (1%).



¹ A Land Use diagram (or map) depicting the location and extent of land uses is a required component of a General Plan per Government Code &65302.

Open Space

The open spaces in the city from the foothills to the ocean have important physical, social, aesthetic and economic benefits for the enjoyment of the community and visitors. The Open Space land use designation includes four areas, the Shoreline, Parks, Creeks, and the Goleta Slough Natural Reserve. Currently, there are more than 1,800 acres of natural open space, parkland and other recreational facilities.

Other open space areas include recreational facilities, hillsides, as well as private open spaces provided as part of the development of private land uses. The Open Space Element and Environmental Resources Element help protect the character of Santa Barbara through conserving significant open space and natural landforms. The existing Park and Recreation Element addresses the provision of parks and recreational facilities.

SHORELINE

The Santa Barbara shoreline is one of the City's most significant and defining public open spaces extending over three miles from the Bird Refuge on the east to the Mesa bluffs on the west. This area includes the beach, harbor, bluffs, and adjacent park areas and is one of the most actively used open spaces in the community. Previous generations, recognizing the inherent importance of the shoreline, have preserved all of the land on the ocean side of Cabrillo Boulevard, as well as the park strip in front of the Double Tree Hotel in City ownership. The dedication of Chase Palm Park, a large community park constructed in 1998, has added recreational open space along this area. The City's Local Coastal Plan and Harbor Master Plan dictate key land use policies for this area.

PARKS

The Parks land use designation on the Land Use Map includes public parks as well as two large privately-owned recreation facilities, Elings Park and the Montecito County Club. The Park and Recreation Element identifies eight classifications of park and recreation facilities: neighborhood parks, community parks, regional parks, special use facilities, golf courses, riding and hiking trails, beaches and bikeways. The categories of park and recreation facilities and allowed uses in the Park and Recreation Zone are also spelled out in the zoning ordinance.

CREEKS

Creeks are recognized as important natural open space corridors within the City. In addition, creeks provide drainage from the mountains and hills to the sea, as well as wildlife habitat and other environmental benefits, and are largely natural in appearance contributing significantly to the aesthetic quality of the City.

There are seven major creeks and primary tributaries within the City. These include Old Mission and Mission Creek, Arroyo Burro Creek, Sycamore Creek, Arroyo Honda, Lighthouse Creek, Laguna Channel and Cieneguitas Creek. Three additional creeks, Tecolotito, Carneros, and San Pedro are part of the Goleta Slough watershed and traverse Santa Barbara Municipal Airport lands. The Environmental Resources Element includes goals, policies, and implementation strategies related to the creek-side environment.

GOLETA SLOUGH NATURAL RESERVE

The Goleta Slough is a 400 acre saltwater marsh located on the Municipal Airport property and is the largest environmentally sensitive habitat in the City's Coastal Zone. The Goleta Slough is designated as Recreation Open Space in the 2003 City of Santa Barbara Coastal Plan for the Airport and Goleta Slough, and ordinances limit use to educational and scientific activities.

Hillside

As of 2009, approximately 6,000 acres or 50% of the City is designated primarily for single family residential use. The majority of that land is located in hillside areas. The hillside areas contain three different single family residential designations that range in density from one dwelling unit an acre to three dwelling units per acre. In many cases, parcels are developed at lower densities than the maximum allowed due to the physical slope constraints, high fire risk, and the desire to protect hillside open space and view sheds.

The Slope Density Ordinance is a key implementation tool to regulate and limit residential development of hillside areas. This section of the zoning ordinance applies to creation of lots in the single and two-family zones. It requires that new lots created with a 10% or greater slope must provide more lot area than required by the base density and thus provide more open area. The current ordinance requires that lots with a 10% - 20% slope provide 1.5 times the lot area, lots with 20% to 30% slope provide 2 times the lots area, and lots of over 30% slope provide 3 times the required lot area.

Environmental Resources Element policies specifically address hillside protection, conservation of open space, discourage development in high fire areas, and limiting development on steep slopes.

Planned Unit Developments and the Planned Residence Developments are two other implementation tools that provide regulatory flexibility in order to preserve hillside areas open spaces. These tools promote smaller residential lots in conjunction with large open spaces, recreational areas, or communally owned facilities.

Exceptions to the maximum residential densities are established for affordable housing projects or secondary dwelling units. Though prohibited in the High Fire Hazard Areas, there are some Hillside designations in the single family areas below the freeway, i.e., the Bel Air and Alta Mesa neighborhoods, which could potentially build secondary units.

LOW DENSITY RESIDENTIAL (MAX 1 DU/ACRE)

The one dwelling unit per acre designation is the most restrictive classification of the single family residential areas in order to preserve the integrity of the hillside environment and protect private property while allowing limited residential use.

There are two areas in the City that are designated as Major Hillside in the Open Space Element. The first area is northern foothills in the areas around Lauro Canyon Reservoir, Las Canoas Road, Mountain Drive, and the Sycamore Canyon Road area. The other is in the area of the Miramonte Hills, the area around Escondido and Hilda Ray Parks and the area north of Campanil Hills.

Subdivisions in these areas are encouraged to consider a density below one dwelling unit per acre, given the particular topography and characteristics of the land. Densities as low as one dwelling unit for every ten or more acres may be appropriate in some of the steeper areas with steep slopes and/or site constraints.

The one dwelling unit per acre designation compares with the current A-1 One-Family Residence zone classification that requires a minimum of one acre (43,560 feet) per lot.

LOW DENSITY RESIDENTIAL (MAX 2 DU/ACRE)

The intent of the two dwelling unit per acre designation is to permit slightly higher single family residential uses while still maintaining the hillside open spaces. The Eucalyptus Hill neighborhood and Mission Ridge to the east of Franceschi Park are the areas in the city with this designation. Subdivisions must comply with the land use designation and any corresponding slope density requirements as discussed above.

The two dwelling unit per acre designation compares closely with the existing A-2, One-Family Residence zone classification that requires a minimum of 25,000 square feet of lot area.

LOW DENSITY RESIDENTIAL (MAX 3 DU/ACRE)

The three dwelling unit per acre designation is the least restrictive single family residential designation in recognition of the historically higher densities in the areas. These areas generally include the properties south of Mission Ridge Road between Barker Pass and Moreno Road (that borders El Encanto Hotel).

The three dwelling units per acre designation compares closely with the existing E-1, One-Family Residence Zone classification which requires 15,000 square feet of lot area.

Sub-Urban

The Sub-Urban land use designations reflect those areas that provide a transition between the lower density hillside residential uses and the more urban uses near the downtown and along the transit corridors. These are areas of primarily lower density residential with some denser locations zoned for duplexes, and are developed with non-conforming apartments.

LOW DENSITY RESIDENTIAL (3-5 DU/ACRE)

The 3-5 dwelling units per acre General Plan designation is primarily designed for single family residential units; however, other uses such as recreation, assembly, education facilities, childcare centers and group homes are permitted with a Conditional Use Permit. Additional dwelling units and secondary dwelling units are also allowed in the single family zones under certain conditions and subject to Zoning Ordinance requirements.

Future new development is limited as most of the areas are built out. Areas with this land use designation include San Roque and areas north of Upper State Street, Samarkand area, portions of Hidden Valley, areas west of Las Positas, the Mesa, Upper East and other pockets of residential areas as depicted on the General Plan map.

The 3-5 dwelling units per acre designation is comparable with the following existing zoning classifications: E-1 (15,000 square feet minimum of lot area); E-2 (10,000 square feet minimum lot area); and E-3 (7,500 square f minimum lot area).

MEDIUM DENSITY RESIDENTIAL (12 DU/ACRE)

The Medium Density Residential 12 dwelling units per acre designation serves as a transition area between single family areas and the higher density areas of the City. The largest areas are located on the Eastside, the Westside and Upper East Valerio Street area. There are also areas around Santa Barbara City College and the Mesa Shopping Center with this land use designation.

This designation is primarily designed to encourage one and two- family dwellings and accessory uses. Other uses include: child care centers, community care facilities, churches, educational facilities, boarding houses, and garden apartments subject to certain requirements subject to Zoning Ordinance requirements. Newly created lots in this classification require a minimum of 7,000 square feet, and allow two dwelling units. A small accessory dwelling unit may be allowed on lots less than 7,000 square feet under certain conditions, to encourage smaller rental units or multigenerational housing.

The 12 dwelling unit per acre land use designation compares to areas of the City that have the R-2, Two-Family Residence Zone classification.

OFFICE/LOW IMPACT RESEARCH AND DEVELOPMENT

There are two small areas of the City which have a land use designation of Office Low Impact Research and Development (R&D) with a residential density of 3 dwelling units per acre. In addition to residential uses, the uses permitted are research and development and related administrative operations, administrative offices, and radio and television transmitting and broadcasting stations.

These two areas are located within residential neighborhoods where a lower level of intensity for non-residential land uses is desired than what is allowed in a general commercial area. The areas include the properties in and around the Riviera Campus Specific Plan and Miramonte Hill. The specific land uses allowed for the Riviera Campus Specific Plan are outlined in the Zoning Ordinance.

Both of these areas have an overlay zoning designation of C-X along with the residential zoning classification of the underlying zone. The area to the west of the Riviera Campus while R-2, Two Family Residence Zone, has a historic General Plan land use designation of 3 dwelling units per acre, consistent with the Hillside, Low Density Residential surrounding the area. Miramonte Hill has an underlying zone designation of E-1, Single Family Residential, and a General Plan land use designation of three dwelling units per acre which is generally consistent with the surrounding zoning.

General Urban

The General Urban land use designations include multi-family, commercial and industrial designations, and are located in areas within and around the commercial and mixed use areas of the City as shown the Land Use Map. They include the multi-family Medium and High Density residential as well as those commercial and industrial areas that have historically provided work, play, shopping, and increasingly mixed commercial/residential uses. The primary commercial areas include the City’s Downtown, Upper State Street, the Milpas Corridor, Coast Village Road, the Waterfront, and a small portion of the Mesa.

Variable Residential Density

Residential growth in the urban multi-family and mixed-use districts is guided by a variable density formula based on land use designation and average unit size. The variable density formulas set forth below for each land use designation are designed to encourage an average unit size of 1,000 square feet. Development of one or more residential units, below the minimum base density established for each particular land use designation, is permitted provided the unit size does not exceed 1,300 square feet.

The following variable density tables disaggregate the base density from the Inclusionary Ordinance requirements. These tables do not reflect the State mandated 25% Bonus Density program for very-low and low-income projects. Additional densities may be allowed on a project-by-project basis consistent with the City’s Affordable Housing program policies, which include provisions for Single Room Occupancy (SRO) units under 400 square feet (sq. ft.).

MEDIUM-HIGH DENSITY RESIDENTIAL (20-28 DU/ACRE)

The Medium-High Density Residential designation applies primarily on the periphery of the MODA. This designation principally serves as a transition from the medium density neighborhoods to the commercial core of the MODA.

This designation applies to areas on the City’s Eastside, Westside, Laguna, Oak Park, West Beach and East Beach and reflect multi-family residential land uses. The areas around the Saint Vincent’s housing project near Highway 154 have also been given this land use designation. The designation is consistent with the existing R-3 and R-4 multiple family zoning classifications.

Medium-High Residential Density

Average Unit Size	Base Density	With 15% Inclusionary
1,001 - 1,300 sq. ft.	Min: 20 du/ac	23 du/ac
701 - 1,000 sq. ft.	22 du/ac	25 du/ac
401 - 700 sq. ft.	25 du/ac	29 du/ac
400 sq. ft.	Max: 28 du/ac	32 du/ac

HIGH DENSITY RESIDENTIAL (30 – 38 DU/ACRE)

High Density Residential applies to both multi-family and commercial use designations in the more urban core of the MODA, with a base density range between 30 to 38 dwelling units per acre, and an inclusionary requirement of 30% for permanently affordable units. These densities are intended to work in tandem with better transit, and a closer proximity to a wide variety of commercial services, open space, recreation and jobs.

This designation is applied to a majority of the residential parcels surrounding the Downtown, Milpas Street and Upper State Street. These areas have historically been developed with denser, multi-family uses, and are consistent with the existing R-3 and R-4 residential zoning classifications.

High Residential Density

Average Unit Size	Base Density	With 30% Inclusionary
1,001 - 1,300 sq. ft.	Min: 30 du/ac	39 du/ac
701 -1,000 sq. ft.	32 du/ac	42 du/ac
401 - 700 sq. ft.	35 du/ac	46 du/ac
400 sq. ft.	Max: 38 du/ac	49 du/ac

SPECIAL MIXED-USE DISTRICTS (40 - 48 DU/ACRE)

Special Mixed-Use Districts provide the highest residential densities, with a base density range between 40 to 48 dwelling units per acre and an inclusionary requirement of 40%, and would be allowed at selected locations within the MODA (See Exhibit B, Attachment 1). The intent of these districts is to create model mixed-use neighborhoods with the highest levels of affordability and the best access to transit, fresh food markets, open space, recreation. The types of projects that could be eligible for these densities would be those with the highest amount of community benefit such as: all affordable projects; rental apartments; and employee housing.

Five sites have been initially selected based on preliminary analysis of opportunity sites, as well as proximity to transit, grocery stores, and parks. The protection of historic resources is a key consideration as reflected by the *MODA Overlay with Historic Resources Map* (see Exhibit B, Attachment 2) which effectively renders the core of the El Pueblo Viejo, Bungalow, and Brinkerhoff districts ineligible for these districts. A degree of flexibility as to the exact location of these districts is inherent in the design of these overlays in order to maximize the success of opportunities over the next twenty years.

Special Mixed-Use District Density

Average Unit Size	Base Density	With 40% Inclusionary
1,001 - 1,300 sq. ft.	Min: 40 du/ac	56 du/ac
701 -1,000 sq. ft.	42 du/ac	59 du/ac
401 - 700 sq. ft.	45 du/ac	63 du/ac
400 sq. ft.	Max: 48 du/ac	67 du/ac

HOTEL/MEDIUM-HIGH DENSITY RESIDENTIAL

This land use designation applies to the West Beach neighborhood and the area to the west of Dwight Murphy Park, and the residential density range is 20 to 28 dwelling units per acre. These areas are currently developed with denser multi-family uses and a scattering of hotels. The allowed uses are primarily multiple family housing, hotels, and other auxiliary uses primarily for use by hotel guests. The existing zoning classification for this area is R-4, Hotel Motel Multiple Residence Zone.

OCEAN RELATED COMMERCIAL/MEDIUM-HIGH DENSITY RESIDENTIAL

This designation is applied to much of the hotel and limited residential areas between Cabrillo Boulevard and the freeway, with a residential density range of 20 to 28 dwelling units per acre. The areas bordering Cabrillo and Castillo Street do not allow residential uses and allow primarily hotels and motels as well as other auxiliary uses for hotel guests. Where residential is permitted, there must be a mix of 70% residential and 30% ocean related. These uses are consistent with the City's Coastal Plan.

The existing zoning varies between HRC-1, HRC-2 (Hotel and Related Commerce Zones) and O-C (Ocean-Related Commercial) and includes multi-family and hotel and related uses. The area below the railroad tracks in what has become known as the "funk zone" is zoned for primarily ocean dependent and ocean oriented uses, commercial recreational uses, arts and related uses, restaurants, and small stores. The Cabrillo Plaza project Specific Plan, also in this area, could add housing and commercial space to this area.

OFFICE/HIGH DENSITY RESIDENTIAL

The Office/High Density Residential designation is characterized by office and multi-family residential uses. The High Density Residential designation permits 30 to 38 dwelling units per acre. Areas of the city with this designation include: Monterrey Pines development off Hope Avenue; the concentration of apartments near State and Alamar on Upper State Street; and the area of Garden Street above Carrillo Street which has a mix of office, multi-family residential, and institutional uses.

Existing zoning classifications for these areas are C-2, Commercial; C-O, Medical Office; and R-O, Restricted Office Zones.

COMMERCIAL/MEDIUM-HIGH DENSITY RESIDENTIAL

The Commercial/Medium-High Density land use designation generally applies to commercial neighborhood serving centers historically located within residential areas. The Medium-High Residential Density designation permits 20 to 28 dwelling units per acre. Some of the areas with this land use designation include Salinas Street on the Eastside, the Mesa shopping areas, San Andres and Carrillo Street on the Westside, and the Coast Village area.

The allowed land uses in these areas include residential, office, service shops, grocery stores, restaurants, banks, dry cleaners, childcare centers, pet shops, repair shops, and various other neighborhood/commercial serving businesses. These neighborhood centers and commercial service centers provide easy access to goods and services and help improve the livability and sustainability in areas with a high concentration of residential uses. As the Sustainable Neighborhood Plans develop, additional areas may be needed with this land use category and corresponding zoning.

This designation has an existing zoning classification of C-P, Restricted Commercial, and is more restrictive in height and setback standards than the general commercial areas, given the proximity of the surrounding residential uses.

COMMERCIAL/HIGH DENSITY RESIDENTIAL

The Commercial/High Density Residential designation serves the general commercial areas of the City that are located along and/or near the major transit corridors of Upper State Street, State Street, and Milpas, as well as the downtown core. The High Density Residential designation permits 30 to 38 dwelling units per acre.

The City's Downtown is the most concentrated and intensively used district of the City, and because most of these areas are general commercial, the widest range of commercial uses is permitted. City policies also promote the highest residential densities to encourage affordable housing that is close to transit, employment, shopping, cultural, recreational, and governmental facilities.

COMMERCIAL INDUSTRIAL/MEDIUM-HIGH DENSITY RESIDENTIAL

The Commercial Industrial designation area is bound by Ortega, Haley, Anacapa and Quarantina Streets. This designation allows a wide variety of uses including manufacturing, automotive repair, office, retail, and residential. Many of the historic uses in this area provide essential services for the functioning of the city. This area currently has a zoning classification of C-M, Commercial Manufacturing Zone.

The General Plan recognizes the need for light industrial and manufacturing uses given that many of the businesses that could be displaced are local, in some cases one of a kind, and provide vital services to the community. Over the next 20 years, to minimize the amount of market residential, a base residential designation the Medium-High Density (20 – 28 du/acre) is established. On the west end, some flexibility will be permitted in the form of a potential Special Mixed-Use District (40-48 du/acre) given the unique opportunities of that area.

INDUSTRIAL

The General Urban, Industrial designation includes the area generally bound by Haley, Cacique, Milpas and Garden Streets. These industrial areas encompass approximately 155 acres and permit all land uses with the exception of residential which is specifically prohibited. The area historically included a variety of manufacturing and industrial uses including: a garbage, waste management and recycling facility; a concrete business; open yard uses; and others. This area is currently zoned M-1, Light Manufacturing Zone.

The General Plan supports having an industrial area dedicated to industrial uses which provide vital services to the community as well as areas of the South Coast. The General Plan supports narrowing the range of commercial uses in the industrial area, in order to mitigation the potential increase in land costs and the associated displacement of heavier industrial uses. Commercial and office uses are thereby narrowed to those that are ancillary to industrial uses.

OCEAN RELATED INDUSTRIAL

The Ocean Related Industrial designation covers the industrial area below the freeway between Calle Cesar Chavez and Garden Streets, where the El Estero Wastewater Treatment plant is located. Uses permitted are defined as ocean dependent and related industrial, in close proximity to the Harbor/Wharf complex. Industrial uses compatible with ocean dependent or ocean related uses are also allowed with a Conditional Use Permit. In addition, ocean related uses may be deemed appropriate by the Planning Commission. Wastewater/sanitation treatment facilities and other essential public service facilities owned and operated by the City are also permitted. This area is zoned OM-1, Ocean Oriented Light Manufacturing.

Institutional

The Institutional and Related designation provides for public facilities and private and/or non-profit uses which offer public services to the community. Uses include, but are not limited to schools, libraries, hospitals, government offices, water treatment plants, reservoirs, the harbor and the municipal airport. These land uses are specifically identified on the General Plan Land Use Map.

PUBLIC SCHOOLS

Public schools and related uses located in the City of Santa Barbara are part of the Santa Barbara Elementary School District, Santa Barbara Secondary School District, and the Hope School District. Santa Barbara City College is also a major educational facility in the City.

Santa Barbara School Districts

The Santa Barbara School Districts consist of two separate district boundaries: an elementary district and high school district. The elementary district covers approximately 22 square miles located within the City. The high school district service area covers approximately 136 square miles located within the City, and the surrounding metropolitan areas from Montecito to Goleta. There are also a number of private elementary schools, high schools, trade schools, and colleges located throughout the City.

The Santa Barbara School District and the City Parks and Recreation Departments often share facilities through a joint use agreement which extends through 2012. The agreement calls for the two agencies to cooperatively plan the development and maintenance of specific schools, recreational areas, and facilities. Public schools within City limits include (also see the Land Use Map):

Table __: Santa Barbara Elementary Schools	
School Facility	Size of Site (Acres)
Adams	10
César Chávez Dual Language*	
Cleveland	8.5
Franklin	10.7
Harding	5.1
McKinley	10.6
Monroe	9.85
Open Alternative**	
Peabody Charter	6.8
Roosevelt	4.1
Santa Barbara Community Academy***	
Santa Barbara Charter****	
Washington	8.2

*Located at Franklin Elementary School
 **Located at La Colina Jr. High School
 ***Located at La Cumbre Jr. High School
 ****Located at Goleta Valley Jr. High School
 Sources: Santa Barbara School Districts, 2003 Facilities Master Plan, Santa Barbara School Districts Facilities Master Plan Update, December 2007; SBCEO 2009*Located at Franklin Elementary School

School Facility	Size of Site (Acres)
La Colina Jr. High	29
La Cuesta Continuation High*	
La Cumbre Middle School	22
Las Alturas Continuation High**	
Santa Barbara Charter Middle***	
Santa Barbara Junior High	709
Santa Barbara High School	40

*La Cuesta students attend class in various locations including downtown, and Santa Barbara City College.
 **Located on the La Colina Jr. High Campus.
 ***Located on the Goleta Valley Jr. High Campus
 Sources: Santa Barbara School Districts, 2003 Facilities Master Plan, Santa Barbara School Districts Facilities Master Plan Update, December 2007; SBCEO 2009

Hope Elementary School District

There are two additional public schools located within city boundaries that are not part of the Santa Barbara School District. These are located in the Hope School District and include Hope and Monte Vista schools.

School Facility	Size of Site (Acres)
Hope	8.3
Monte Vista	8.6

There is currently no public elementary school located downtown. The projected increase in residential density within the MODA, and particularly downtown, could increase student populations and the need for a downtown elementary school. A public school would most logically be within the Santa Barbara School District.

Santa Barbara City College

The Santa Barbara City College (SBCC) is a community college that serves the south coast of Santa Barbara County. SBCC is renowned as one of the leading two year colleges in California and in the nation. The college has an enrollment of over 20,000 students with over 7,500 full time students. It is located on a 74 acre site. In addition, the Schott Continuing Education Center located near Cottage Hospital and the Wake Center (in unincorporated area of Goleta) offer a comprehensive, non-credit program with an enrollment of over 43,000 people.

SBCC is located in the Coastal Zone and any development or new uses are subject to approval by the California Coastal Commission.

CIVIC AND HOSPITAL

Civic

There are a number of public facilities throughout the City that provide important public services. These are allowed uses in most commercial zones and allowed with a Conditional Use Permit when located in a residential zone.

Among the public buildings are: City Hall, the police station, seven fire stations, parks and recreation facilities, libraries, waste water treatment facilities, reservoirs, harbor facilities, etc. Many other County, State, and Federally owned institutions are located in the downtown and surrounding area (e.g. County Courthouse). The General Plan recognizes the downtown's importance as a major governmental activity center for the City and the South Coast. This close proximity of governmental uses is encouraged as it allows greater interaction between all levels of government and best serves the public as more residential uses are built in and around the downtown.

Hospital

Santa Barbara Cottage Hospital, located in the Oak Park neighborhood of the City, is one of the largest acute care teaching hospitals between Los Angeles and San Francisco. As of 2009, the hospital has 408 beds, annual admission of more than 19,000 patients, 40,000 emergency department visits, and over 2,800 births. The main hospital building is bound by Bath, Oak Park Lane, Pueblo and Junipero streets with parking and other structures also on Bath and Pueblo streets.

In 2005 a Specific Plan was adopted for a Hospital Zone, which allows uses including a general acute care hospital facility and other related uses. In addition, the Specific Plan allows parking structures, and ancillary uses such as gift stores, ATM facilities, restaurants, retail or personal service shops, and childcare facilities. A major reconstruction project was begun in 2007 and is scheduled to be completed by 2013, with later phases anticipated.

AIRPORT

The Santa Barbara Municipal Airport is owned and operated by the City and is the largest commercial service airport between San Jose and Los Angeles. It serves approximately 800,000 passengers and handles over 100,000 arrivals and departures annually.

The property consists of approximately 950 acres with 400 acres dedicated to aviation uses, 100 acres dedicated to commercial/industrial uses, and 450 acres of Goleta Slough Ecological Reserve. In the late 90s, the City completed the Airport Master Plan to plan for all 950 acres of Airport Property. The Master Plan consists of two parts: the Aviation Facilities Plan and the Airport Industrial Area Specific Plan. The Aviation Facilities Plan covers the part of the Airport that is focused on air transportation activities, including the Airline Terminal, the runways, taxiways and related facilities.

The Airport Specific Plan covers the uses allowed in the areas north and south of Hollister. The Airport lands along the Southside of Hollister are located in the Coastal Zone. Uses allowed for specific areas are dictated by policies and regulations of the Coastal Act, Local Coastal Plan, the Aviation Facilities Plan, the Airport Industrial Area Specific Plan, and the Zoning Ordinance.

Airport Specific Plan

The Airport Industrial Area Specific Plan encompasses approximately 225 acres and is located along the north and south sides of Hollister Avenue. This area includes both aviation and non-aviation related uses and activities. The overall purpose of the Specific Plan is to identify appropriate land uses and location where implementation will assist in revenue generation for the Airport's operation, maintenance and capital improvements.

The Specific Plan includes a large range of policies as well as the land uses that apply to this area. The Airport Specific Plan Land Use Map calls for the area North of Hollister Avenue to be developed with Light Industrial (including Open Yard Uses), Commercial, Entertainment, Golf Course, Park and Open Space (along the creeks). The area South of Hollister Avenue calls for Existing Aviation Related Uses, Proposed Aviation Related Uses, Public/Institutional, and Open Space (along the creeks).

HARBOR-STEARN'S WHARF

The City's Harbor-Stearns Wharf area encompasses about 252 acres with about two thirds of the area being water and one third being land. Since the original General Plan was adopted in 1964, the Local Coastal Plan and the Harbor Master Plan have been adopted and now guide development in these areas. Coastal Act policies mandate public access to the coast and give priority to ocean dependant and related uses; the City's Local Coastal Program (LCP) applies these statewide polices and tailors them to Santa Barbara. Similarly, the Harbor Master Plan is consistent with the Coastal Act in describing its mission:

The Harbor shall be a working harbor with priority given to ocean dependent uses, such as commercial fishing and recreational boating, for all users and income groups. Stearns Wharf shall consist of a mixture of visitor serving and ocean dependent and ocean related uses. The Harbor-Stearns Wharf area shall be developed and maintained as a resource for residents of the community and visitors pursuant to these goals while recognizing the need for economic self-sufficiency of the area.

This area is currently zoned HC Harbor Commercial Zone, which specifies the primary (ocean dependent), and secondary (ocean related and visitor serving) uses for both the Harbor and Stearns Wharf.