



# City of Santa Barbara California

## PLANNING COMMISSION STAFF REPORT

**REPORT DATE:** March 27, 2017  
**AGENDA DATE:** April 6, 2017  
**PROJECT:** Growth Management Program—Annual Allocation of Unused, Withdrawn, or Expired Small Addition Square Footage  
**TO:** Planning Commission  
**FROM:** Planning Division, (805) 564-5470  
 Debra Andaloro, Principal Planner  
 Adam Nares, GIS Technician *AN*

### PURPOSE OF MEETING

The purpose of the meeting is for the Planning Commission to decide whether unallocated (unused, withdrawn, or expired) Small Addition square footage from the calendar year 2016 should roll over to the Small Addition or Community Benefit categories. The total square footage for consideration that was not allocated in 2016 is **4,133**.

### SMALL ADDITION

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

All legal lots that existed as of December 6, 1989 can be allocated up to 1,000 square feet from the Minor Addition category as defined by SBMC §28.85.020. Only legal lots that are located within the Downtown Development Area and Airport Development Area can apply for square footage from the Small Addition category. Within the Downtown Development Area and Airport Development Area, a project can be allocated up to 2,000 square feet per legal lot from the Small Additions category for a cumulative total of 3,000 square feet if combined with a 1,000 square feet from the Minor Addition category. Once Small Addition square footage reaches a cumulative total on a lot of 2,000 square feet (beyond 1,000 sq. ft. of Minor Additions), no additional Small Addition square footage can be allocated to that lot.

Planning Commission Staff Report

Growth Management Program Allocation of Unused Withdrawn or Expired Small Addition Square Footage

March 27, 2017

Page 2

The following table shows allocated Small Addition square footage per project for 2016 and their status as of March 2017.

**2016 Small Addition Square Footage Allocations by Project**

Case Number	Address	Square Footage Allocated	Status	Notes
MST2016-00076	32 W CARRILLO ST	2,983	Approved	Two legal lots
MST2016-00111	28 W FIGUEROA ST	1,974	Approved	
MST2015-00524	1601 STATE ST	4,000	Pending	Case started in 2015, Allocated in 2016
MST2014-00388	116 CASTILLO ST	2,000	Approved	Case started in 2014, Allocated in 2016
MST2016-00309	410 E HALEY ST	469	Approved	
MST2016-00369	1929 BATH ST	230	Approved	
MST2016-00474	35 ANACAPA ST	2,000	Pending	
MST2016-00485	11 W PEDREGOSA ST	492	Pending	
MST2016-00496	224 & 228 W MICHELTORENA ST	215	Pending	
MST2016-00514	402 ANACAPA ST	568	Approved	
MST2016-00543	128 NATOMA AVE	936	Pending	
	<b>Total Allocated in 2016:</b>	<b>15,867</b>		
	<b>Total Unallocated in 2016:</b>	<b>4,133</b>		
<b>Running Total of Small Addition Square Footage</b>				
	<b>Total Originally Allocated in 2013</b>	<b>400,000</b>		
	<b>Total Allocated 2013-2015</b>	<b>-15,932</b>		
	<b>Total unallocated/expired &amp; sent to Community Benefit category in 2014 and 2015</b>	<b>-44,068</b>		
	<b>Total Allocated in 2016:</b>	<b>-15,867</b>		
	<b>Total Unallocated in 2016:</b>	<b>-4,133</b>		
	<b>Total Remaining for allocation through 2033:</b>	<b>320,000</b>		

### **COMMUNITY BENEFIT**

Community Benefit Projects may be designated by Council as a Community Priority, Economic Development, or Planned Development -New Automobile Sales Project. The total square footage available for Community Benefit Projects from 2013 until 2033 or until the bank is exhausted is 644,068 square feet. This square footage includes the original 600,000 square foot allocation in 2013. In 2015 and 2016 Planning Commission also assigned 44,068 of unallocated Small Addition square feet to the Community Benefit Project category. The categories of Community Benefit Projects are defined below per SBMC §28.85.020 , which also specifies the designation process.

#### **Community Priority**

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

#### **Economic Development**

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

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

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

#### **Planned Development**

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

The following table shows allocated Community Benefit Project square footage per project for 2013 through 2016 and project status as of March 2017.

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

Case Number	Address	Square Footage Allocated	Status	Notes
MST2013-00237	1130 State St – Santa Barbara Museum of Art	8,990	Approved	Community Priority – 10/29/2013
MST2014-00515	400 Hitchcock Way – Tesla Motors	9,700	Approved	Planned Development – 12/16/2014
MST2014-00619	6100 Hollister Ave – Direct Relief	110,000	Pending	Community Priority – January 2015
MST2015-00603	402 S Hope Ave – Santa Barbara Auto Group	4,257	Approved	Planned Development – January 2016
MST2015-00090	350 Hitchcock Way - Dealership	39,000	Building Permit Issued	Planned Decelopment – June 2015
MST2016-00474	35 Anacapa St – Art Museum	3,007	Pending	Community Priority – December 2016
	<b>Total Allocated:</b>	<b>174,954</b>		As of March 2017
<b>Running Total of Community Benefit Square Footage</b>				
	<b>Total Orignially Allocated in 2013</b>	<b>600,000</b>		
	<b>Total Received from unallocated Small Additions in 2014 and 2015</b>	<b>+44,068</b>		
	<b>Total Allocated as of March 2017</b>	<b>-174,954</b>		As of March 2017
	<b>Total Remaining for Allocation</b>	<b>469,114</b>		As of March 2017

**NEXT STEPS**

Following Planning Commission review and decision, the unallocated 4,133 square feet will be available as Small Addition or Community Benefit square footage. If there is any unallocated square footage in 2017, a similar meeting will take place in early 2018. Staff anticipates annual meetings to decide where to allocate unused, expired or withdrawn square feet from the Small Addition category from the previous calendar year.