



# City of Santa Barbara California

## PLANNING COMMISSION STAFF REPORT

**REPORT DATE:** April 4, 2019  
**AGENDA DATE:** April 11, 2019  
**SUBJECT:** Growth Management Program—Annual Allocation of Unused, Withdrawn, or Expired Small Addition Floor Area  
**TO:** Planning Commission  
**FROM:** Planning Division, (805) 564-5470  
Daniel Gullett, Principal Planner *AD for DG*  
Adam Nares, GIS Technician *AN*

### PURPOSE

The purpose of the hearing is for the Planning Commission to decide whether unused, expired, or withdrawn Small Addition floor area from the 2018 calendar year should roll over to the Small Addition or Community Benefit categories. The total floor area for consideration from 2018 is **15,316 square feet**.

City Council Resolution 13-010, sets out the administrative procedures for implementing the Growth Management Program and allocating floor area. The procedures specify that the Planning Commission shall decide annually whether unallocated Small Addition floor area rolls over to the Small Addition or Community Benefit categories. Staff provides the Planning Commission the choice of reallocating the previous year's unused, expired, or withdrawn Small Addition floor area annually.

### SMALL ADDITION

The Zoning Ordinance limits Small Addition floor area to a total of 400,000 square feet starting in the year 2013 and ending December 31, 2033 (SBMC §30.170.010 and SBMC §28.85.020). 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 floor area to roll over to the following year or to be reallocated 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 §30.170.010 and SBMC §28.85.020. Only legal lots that are located within the Downtown Development Area and Airport Development Area can apply for floor area 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 Addition category for a cumulative total of 3,000 square feet per legal lot if combined with the 1,000 square feet from the Minor Addition category. Once Small Addition floor area reaches a cumulative total on a lot of 2,000

square feet (beyond 1,000 sq. ft. of Minor Additions), no additional Small Addition floor area can be allocated to that lot.

The following table shows allocated Small Addition floor area per project for 2018 and their status as of March 2019.

**2018 Small Addition Floor Area Allocations by Project**

Case Number	Address	Square Footage Allocated	Status	Notes
MST2017-00092	226 E ANAPAMU ST – Mixed Use AUD	1,999	Pending	Allocated in 2018
MST2016-00426	302 W MONTECITO ST – Mixed Use with Hotel, 2 lots merging	4,000	Pending	Allocated in 2018
MST2016-00076	32 W Carrillo St – Demo Greyhound Station and new Commercial Building	785	Approved	Allocated in 2018
	<b>Small Additions Allocated in 2018:</b>	<b>6,784</b>		
	<b>Small Additions Unallocated in 2018:</b>	<b>13,216</b>		
<b>Expired/Withdrawn Cases in 2018</b>				
	21 W Arrellaga St	495	Expired	
	401 & 409 E Haley St	1,605	Withdrawn	
	<b>Expired/Withdrawn in 2018:</b>	<b>2,100</b>		
<b>Running Total of Small Addition Floor Area</b>				
	<b>Total Originally Allocated in 2013</b>	<b>400,000</b>		
	<b>Total Allocated 2013-2018</b>	<b>-39,483</b>		
	<b>Total Allocated SF Expired/Withdrawn 2013-2018</b>	<b>+2,100</b>		
	<b>Total unallocated/expired &amp; sent to Community Benefit category in 2014 through 2017:</b>	<b>-60,517</b>		
	<b>Total Allocated in 2018:</b>	<b>-6,784</b>		
	<b>Total Unallocated in 2018:</b>	<b>-13,216</b>		
	<b>Total Expired/Withdrawn in 2018:</b>	<b>-2,100</b>		
	<b>Total Remaining for allocation through 2033:</b>	<b>280,000</b>		

## **COMMUNITY BENEFIT**

Community Benefit Projects may be designated by City Council as any of the following three categories: Community Priority, Economic Development, or New Vehicle Sales. The total floor area available for Community Benefit Projects from 2013 until 2033 or until the bank is exhausted is 648,201 square feet, of which 174,954 square feet has been allocated, leaving 473,247 square feet remaining. This floor area includes the original 600,000 square foot allocation in 2013. During calendar years 2014 through 2016, the Planning Commission also assigned 48,201 of unallocated Small Addition square feet to the Community Benefit Project category. The categories of Community Benefit Projects are defined below per SBMC §30.170.010 and SBMC §28.85.020, which also specify the designation process.

### **Community Priority Project**

A Community Priority Project is defined in the Zoning Ordinance (SBMC §30.170.010 and SBMC §28.85.020), 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 Project**

An Economic Development Project is defined in the Zoning Ordinance (SBMC §30.170.010 and SBMC §28.85.020), 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.”

### **New Vehicle Sales Project**

A New Vehicle Sales Project is defined in the Zoning Ordinance (SBMC §30.170.010) as follows: “A New Vehicle Sales Project is a project within the Auto Commercial and Services (ACS) Overlay Zone that proposes a project involving new vehicle sales, rental and leasing as allowed in Chapter 30.45, Auto Commercial and Services (ACS) Overlay Zone.” Note that this category of Community Benefit Project is only available outside of the Coastal Zone.

The following table shows allocated Community Benefit Project floor area from 2013 through 2018 and the project status as of March 2019.

**2013-2018 Community Benefit Floor Area Allocations by Project**

<b>Case Number</b>	<b>Address</b>	<b>Square Footage Allocated</b>	<b>Status</b>	<b>Notes</b>
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	New Vehicle Sales/– 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	1,687	Approved	New Vehicle Sales/– January 2016
MST2015-00090	350 Hitchcock Way - Dealership	34,389	Building Permit Issued	New Vehicle Sales/– June 2015
MST2016-00474	35 Anacapa St – Contemporary Art Museum	3,007	Pending	Community Priority – December 2016
	<b>Total Allocated:</b>	<b>167,773</b>		As of March 2019
<b>Running Total of Community Benefit Floor Area</b>				
	<b>Total Originally Allocated in 2013</b>	<b>600,000</b>		
	<b>Total Received from unallocated Small Additions in 2014 through 2017</b>	<b>+60,517</b>		
	<b>Total Allocated as of March 2019</b>	<b>-167,773</b>		As of March 2019
	<b>Total Remaining for Allocation</b>	<b>473,247</b>		As of March 2019

**NEXT STEPS**

Following Planning Commission review and decision, the 15,316 square feet of Small Addition area will be available as either Small Addition or Community Benefit floor area. If there is any unallocated floor area from 2019, the Planning Commission will consider reallocation in early 2020.