

Applicable General Plan and Local Coastal Plan Policies

General Plan Land Use Element (GPU 2011)

GOALS

- *Resource Allocation:* Achieve a balance in the amount, location and type of growth within the context of available resources including water, energy, food, housing, and transportation.
- *Character:* Maintain the small town character of Santa Barbara as a unique and desirable place to live, work, and visit.
- *Design:* Protect and enhance the community's character with appropriately sized and scaled buildings, a walkable town, useable and well-located open space, and abundant, sustainable landscaping.

Growth Management and Resource Allocation Policies

LG2. Limit Non-Residential Growth. Establish the net new non-residential square-foot limitations through the year 2030 at 1.35 million square feet, and assess the need for increases in non-residential square footage based on availability of resources, and on economic and community need through a comprehensive Adaptive Management Program.

The 1.35 million square feet of non-residential development potential shall be allocated to the three following categories:

<u>Category</u>	<u>Square Footage</u>
Small Additions	400,000
Vacant	350,000
Community Benefit	600,000

Non-residential square footage associated with Minor Additions, demolition and replacement of existing square-footage on-site, projects that are pending and approved as of time of ordinance adoption, government buildings, and sphere of influence annexations with existing development are not included in the 1.35 million square feet established above...

General Plan Open Space Element (GPU 2011)

Open Space Element (1972)

GOAL

The purpose of this open space element and the goal that it seeks to attain is elemental. It is to protect the character of Santa Barbara, as defined in the section of this report on principles and goals, by conserving and providing significant open and natural landforms through and around the community.

Implementation

Ocean

2. Establish and enforce a high water-quality standard.

Creeks

1. Design and adopt standards for creek development by January 1, 1974. Work with those agencies involved with the creek areas to assure that all creek developments will comply with the adopted standards.

General Plan Economy and Fiscal Health Element (GPU 2011)

GOAL

- *Strong, Diverse Economy.* Ensure a strong economy with a diversity of business sizes and types that provide a stable long-term revenue base necessary to support essential services and community enhancements, as well as diverse job opportunities.
- *Tourism.* Continue to support tourism and related support services for visitors to Santa Barbara.
- *Minimize Impacts and Costs.* Internalize impacts to the environment of new development and redevelopment, and avoid costs to the community.

Local Economic Policies

- EF2. Environmental Effects of Commercial Growth. Manage commercial growth to protect the City's environment and unique qualities.
- EF4. Existing Businesses. Give priority to retaining existing enterprises as the best source of business expansion and local job growth, and encourage government, businesses and residents to patronize local businesses and contractors, by working with local businesses to initiate a "Buy Local" program, with the City setting the example.
- EF7. Eco-Tourism. Support eco-tourism, such as bicycle tours, that takes advantage of existing hotels and resources such as the beach, ocean, and foothill trails.

General Plan Historic Resources Element (GPU 2011)

GOALS

- *Protect and Enhance Historical and Cultural Resources.* Protect and enhance the community's historic and cultural structures and sites, through the protection, preservation, and enhancement of historic and archeological resources; appropriately scaled, designed and sited adjoining development; well-located open space; and landscaping.
- *City, State and National Landmarks.* Assure protection and preservation of City, State and National Landmarks in the City.
- *Increase Awareness and Appreciation.* Increase public awareness and appreciation of Santa Barbara's prehistory and history, and historic, archeological and paleontological sites.

Historic and Archaeological Resource Policies

- HR4. Development Adjacent Designated Historic Structures. Development on parcels adjacent parcels with designated historic structures shall be designed, sited and scaled to be compatible with their historic neighbor and public enjoyment of the historic site.
- HR5. Increase Historical Appreciation. Programs that provide education about and recognize the importance of preserving archaeological, prehistoric, historical, and cultural resources shall be continued, promoted and expanded.

Conservation Element (1979, prior amendment 1994)

CULTURAL AND HISTORIC RESOURCES

GOALS

- Sites of significant archaeological, historic, or architectural resources will be preserved and protected wherever feasible in order that historic and prehistoric resources will be preserved.
- The Hispanic tradition of architecture reflected in the El Pueblo Viejo district of the central City shall be perpetuated.

Policies

- 1.0 Activities and development which could damage or destroy archaeological, historic, or architectural resources are to be avoided.

Implementation Strategy 1.1 – “In the environmental review process, any proposed project which is in an area indicated on the map as “sensitive” will receive further study to determine if archaeological resources are in jeopardy. A preliminary site survey (or similar study as part of an environmental impact report) shall be conducted in any case where archaeological resources could be threatened.”

- 2.0 The Designated Landmark distinction shall continue to be extended to those structures and sites which have recognized significance.

General Plan Environmental Resources Element (GPU 2011)

GOALS

- *Sustainable Resource Use.* Protect and use natural resources wisely to sustain their quantity and quality, minimize hazards to people and property, and meet present and future service, health and environmental needs.
- *Reduce Greenhouse Gases.* Reduce where practicable greenhouse gas emissions contributions to climate change, and to air pollution and related health risks.
- *Reduce Fossil Fuel Use.* Reduce fossil fuel use through increased efficiency and conservation, and by developing renewable energy sources.
- *Climate Change Adaptation.* If applicable, incorporate adaptation to climate change in proposals for new development, redevelopment and public infrastructure.

Climate Change Policies

- ER4. **Incorporation of Adaptation in Development.** New public and private development or substantial redevelopment or reuse projects shall estimate the useful life of proposed structures, and, in conjunction with available information about established hazard potential attributable to climate change, incorporate adaptation measures in the design, siting and location of the structures.

Air Quality Policies

ER10. **Development Mitigation.** Establish ordinance requirements to apply standard air-quality mitigation measures for new development and construction projects. These include measures to minimize construction dust and vehicle emissions; provide landscaping; conserve energy and reduce vehicle trips.

Biological Resources Policies

ER11. **Native and Other Trees and Landscaping.** Protect and maintain native and other urban trees, and landscaped spaces, and promote the use of native or Mediterranean drought-tolerant species in landscaping to save energy and water, incorporate habitat, and provide shade.

Hydrology, Water Quality and Flooding Policies

ER15. **Creek Resources and Water Quality.** Encourage development and infrastructure that is consistent with City policies and programs for comprehensive watershed planning, creeks restoration, water quality protection, open space enhancement, storm water management, and public creek and water awareness programs.

ER16 **Storm Water Management Policies.** The City's Storm Water Management Program's policies, standards and other requirements for low impact development to reduce storm water run-off, volumes, rates, and water pollutants are hereby incorporated into the General Plan Environmental Resources Element.

ER17. **Creek Setbacks, Protection, and Restoration.** Protection and restoration of creeks and their riparian corridors is a priority for improving biological values, water quality, open space and flood control in conjunction with adaptation planning for climate change.

Aesthetics and Visual Resources Policies

ER24. **Visual Resources Protection.** New development or redevelopment shall preserve or enhance important public views and viewpoints for public enjoyment, where such protection would not preclude reasonable development of a property.

ER25. **Enhance Visual Quality.** Not only retain, but improve visual quality of the city wherever practicable.

Conservation Element (1979, prior amendment 1994)

VISUAL RESOURCES

GOALS

- Restore where feasible, maintain, enhance, and manage the creekside environments within the City as visual amenities, where consistent with sound flood control management and soil conservation techniques.
- Protect and enhance the scenic character of the City.

- Maintain the scenic character of the City by preventing unnecessary removal of significant trees and encouraging cultivation of new trees.

Policies

- 1.0 Development adjacent to creeks shall not degrade the creeks or their riparian environments.
- 3.0 New development shall not obstruct scenic view corridors, including those of the ocean and lower elevations of the City viewed respectively from the shoreline and upper foothills, and of the upper foothills and mountains viewed respectively from the beach and lower elevations of the City.
- 4.0 Trees enhance the general appearance of the City's landscape and should be preserved and protected.
- 5.0 Significant open space areas should be protected to preserve the City's visual resources from degradation.

BIOLOGICAL RESOURCES

GOAL

- Enhance and preserve the City's critical ecological resources in order to provide a high-quality environment necessary to sustain the City's ecosystem.

Policies

- 1.0 A set of land use suitability guidelines shall be developed for use in land planning and the environmental review process.
- 5.0 The habitats of rare and endangered species shall be preserved.

DRAINAGE AND FLOOD CONTROL

GOAL

- Ensure that human habitation of the City's floodplains does not adversely affect public health, safety, and welfare.

WATER RESOURCES

GOAL

- To maintain existing and protect future potential water resources of the City of Santa Barbara.

Policies

- 1.0 Provide for a continued supply of water to the City which meets all Regional, State, and Federal health standards.

General Plan Noise Element (1979, prior amendment 1983)

GOAL

To ensure that the City of Santa Barbara is free from excessive noise and abusive sounds such that: a) sufficient information concerning the City noise environment is provided for land use planning; b) strategies

are developed for abatement of excessive noise levels; and c) existing low noise levels are maintained and protected.

In defining this goal, primary emphasis should be placed on protecting the general public from noise levels which may be hazardous to hearing. Second in importance is the minimization of noise induced stress, annoyance, and activity interference.

Policies

- 1.0 Land use noise compatibility standards should be established for general planning and zoning purposes.
- 4.0 Existing and potential incompatible noise levels in problem areas should be reduced through operational or source controls where the City has responsibility for such controls.

General Plan Circulation Element (GPU 2011)

Circulation Policies

- C1. **Transportation Infrastructure Enhancement and Preservation.** Assess the current and potential demand for alternative transportation and where warranted increase the availability and attractiveness of alternative transportation by improving related infrastructure and facilities without reducing vehicle access.

Development Policies

- C8. **Emergency Routes.** It shall be a high priority to keep all emergency evacuation, response and truck routes free of physical restrictions that may reduce evacuation/response times.
- C9. **Accessibility.** Make universal accessibility for persons with disabilities, seniors, and other special needs populations a priority in the construction of all new development for both public and private projects.

Circulation Element (1997, original 1964)

Economic Vitality

Policies

- 1.1 The City shall establish, maintain, and expand a mobility system that supports the economic vitality of local businesses.

Transit

Goal 3 Increase the Availability and Use of Transit

Support the increased use and availability of transit. This will be accomplished by augmenting resources, planning, and funding to promote the development, expansion and use of transit, such as buses, shuttles, rail, and vanpools (see Glossary).

- 3.2 The City shall improve and develop safe, convenient, and protected transit stops that are compatible in design, color, and material with the surrounding area.

Land Use

Goal 13 Apply Land Use Planning Tools and Strategies that Support the City's Mobility Goals

Enhance the historic pattern of compact development. The City can facilitate this development pattern in a number of ways, including:

- Reducing/eliminating parking requirements (residential and nonresidential) where it can be demonstrated as appropriate;

Safety and Public Services (GPU 2011)

GOALS

- *Present and Future Service Needs.* Ensure that public infrastructure and services are planned, sited, upgraded and maintained to meet present and future service needs efficiently, economically and in a manner consistent with a sustainable community and climate change.
- *Safety and Preparedness.* Emphasize safety and emergency preparedness as an integral part of land use planning.

Hazards Avoidance Policies

PS9. Hazardous Materials Exposure. Seek to provide facilities and guidance so that new development and redevelopment projects avoid exposure to hazardous materials and provide for their safe disposal.

Local Coastal Plan Policies

RECREATION POLICIES

Policy 3.3 New development proposals within the coastal zone which could generate new recreational users (residents or visitors) shall provide adequate off-street parking to serve the present and future needs of the development.

Policy 3.4 New development in the coastal zone which may result in significant increased recreational demand and associated circulation impacts shall provide mitigation measures as a condition of development including, if appropriate, provision of bikeways and bike facilities, pedestrian walkways, people mover systems, in lieu fees for more comprehensive circulation projects or other appropriate means of compensation.

Policy 3.13 Developers shall be required to provide on-site recreational open space and parking for new users generated by any development of vacant or underdeveloped properties inland of Cabrillo Boulevard.

VISITOR SERVING USES POLICIES

Policy 4.1 In order to preserve and encourage visitor-serving commercial uses, appropriate areas along Cabrillo Boulevard, Castillo Street, Garden Street and along State Street shall be designated "Hotel and Related Commerce I (HRC-I)" and "Hotel and Related Commerce II (HRC-II)".

HRC-I designation shall include hotels, motels, other appropriate forms of visitor-serving overnight accommodations and ancillary commercial uses directly related to the operation of the hotel/motel.

HRC-II designation shall include all uses allowed in HRC-I and such other visitor-serving uses examples such as, but not limited to, restaurants, cafes, art galleries, and commercial recreation establishments. Uses such as car rentals and gas stations will require a conditional use permit.

Policy 4.2 New visitor-serving development permitted pursuant to Policy 4.1 shall be:

- (1) Reviewed by the Architectural Board of Review or the Historic Landmarks Commission for compatible architectural design;
- (2) Be consistent with the adopted LCP Visual Quality Policies;
- (3) Provide to the maximum extent feasible, public view corridors, open spaces, and pedestrian (and/or bicycle) walkways and facilities;
- (4) Provide adequate off-street parking to serve the needs generated by the development; and
- (5) Provide measures to mitigate circulation impacts associated with the project, including but not limited to coordination with the Redevelopment Agency's Transportation Plans for the area, provision of in-lieu fees, provision of bicycle facilities, or other appropriate means of mitigation.

Policy 4.4 New hotel/motel development within the coastal zone shall, where feasible, provide a range of rooms and room prices in order to serve all income ranges. Likewise, lower cost restaurants, or restaurants which provide a wide range of prices, are encouraged.

WATER AND MARINE ENVIRONMENTS POLICIES

General Biotic Resources

Policy 6.1 The city, through ordinance, resolutions, and development controls, shall protect, preserve, and, where feasible, restore the biotic communities designated in the City's Conservation Element of the General Plan and any future annexations to the City, consistent with PRC Section 30240.

Policy 6.2 The City will support and encourage the enforcement of all laws enacted for the purposes of preserving and protecting marine resources, maintaining optimum populations of marine organisms and maintaining the quality of the marine environment for the protection of human health.

Creek Environments

Existing policies relating to creeks have been cited in this section and the section relating to "Hazards". The following recommendations serve to augment those already in effect.

Policy 6.8 The riparian resources, biological productivity, and water quality of the City's coastal zone creeks shall be maintained, preserved, enhanced, and, where feasible, restored.

Policy 6.9 The City shall support the programs, plans, and policies of all governmental agencies, including those of the Regional Water Quality Control Board with respect to best management practices for Santa Barbara's watersheds and urban areas.

Policy 6.10 The City shall require a setback buffer for native vegetation between the top of the bank and any proposed project. This setback will vary depending upon the conditions of the site and the environmental impact of the proposed project.

OCEAN DEPENDENT ACTIVITIES POLICIES

In order to address the issues identified in Section II of this chapter, to provide solutions to existing plans and policies, and to conform with Coastal Act Policies 30220, 30224, 30234 and 30255, the following policies are proposed.

VISUAL QUALITY POLICIES

Policy 9.1 The existing views to, from, and along the ocean and scenic coastal areas shall be protected, preserved, and enhanced. This may be accomplished by:

- (1) Acquisition of land for parks and open space;
- (2) Requiring view easements or corridors in new development;
- (3) Specific development restrictions such as additional height limits, building orientation, and setback requirements for new development;
- (4) Developing a system to evaluate view impairment of new development in the review process.

Policy 9.2 A special design district in the waterfront area, excluding the area mentioned in Policy 9.4, shall have areawide architecture design standards developed by the Architectural Board of Review for their use in their design review of new development.

Policy 9.3 All new development in the coastal zone shall provide underground utilities and the undergrounding of existing overhead utilities shall be considered high priority.

CULTURAL RESOURCES POLICIES

In that existing City policy generally meets the purpose of the relevant Coastal Act Policy, the following actions are recommended in order to fully address this issue on conformance with the intent of the Act:

Actions

- Amend the policies of the Conservation Element to the General Plan where necessary to include the protection of important paleontological resources, or provide adequate mitigation measures for any adverse impacts upon these resources.
- Develop the necessary amendments to the City's Zoning ordinance to provide for the protection and preservation of significant archaeological and paleontological resources.

Parking

Policy 11.5 All new development in the waterfront area, excepting Stearns Wharf, shall provide adequate off-street parking to fully meet their peak needs. Parking needs for individual developments shall be evaluated on a site-specific basis and at minimum be consistent with City Ordinance requirements.

Policy 11.11 The City shall encourage ride-sharing and car-pooling as a means of minimizing traffic demands in the waterfront.

Public Transit

Policy 11.12 The City shall, if feasible, implement the development of a shuttle bus system in the waterfront area as an alternative means of transportation.

Policy 11.15 Pedestrian movement and safety should be encouraged and provided for throughout the area.

LAND USE POLICIES

Policy 12.2 New developments within the City's Waterfront Area shall be evaluated as to a project's impact upon the area's:

- (1) Openness;
- (2) Lack of Congestion;
- (3) Naturalness; and
- (4) Rhythm.

Action

The City shall develop objective criteria as part of the Phase III Implementation Plan in order to assist decision-makers in assessing the impacts of new development.