

ATTACHMENT 1

Plan Santa Barbara EIR PROJECT DESCRIPTION SUMMARY

Project Description Overview

Plan Santa Barbara would update policies of the City's General Plan to govern growth and development through the year 2030. The central goal of *Plan Santa Barbara* is "Living Within Our Resources", a reaffirmation of the City's commitment to sustainable development and continued focus on protection of City resources, quality of life, and sense of place. The *Plan Santa Barbara* policies would encourage desired types of redevelopment and in-fill development at preferred locations through a series of policy incentives and disincentives that would occur largely under the framework of existing land use and zoning designations. The policies would refine or amend existing City land use and growth control tools such as "Measure E" nonresidential growth limitations, variable density provisions (including unit size limitations), and location and permit requirements for second units. Many existing policies and land use designations within the General Plan would also remain.

The policies of *Plan Santa Barbara* focus on increasing affordable housing, broadening transportation and mobility options, maintaining social and economic diversity, measured improvements to the jobs-housing balance, addressing global climate change and energy efficiency, historic and community design, resource protection and management, and planning for infrastructure. Adaptive management policies would direct ongoing reassessment of performance and refinement of tools as needed to achieve overarching goals during the planning horizon. Estimated growth projected over the next 20 years under *Plan Santa Barbara* policies is anticipated to include increases of up to 2,000,000 square feet of non-residential (primarily commercial) development, and up to 2,800 additional residential units comprised largely of multiple-family units such as townhomes, condominiums, and apartments.

Project Location and Planning Areas

The city of Santa Barbara is located on the South Coast of Santa Barbara County in the State of California, approximately 30 miles north of the City of Ventura and 75 miles south of the City of Santa Maria. The City is surrounded by the Pacific Ocean to the south, unincorporated County land to the east and west, and both unincorporated areas and Los Padres National Forest to the north. The City extends from the Pacific Ocean generally 3-5 miles northward into the foothills of the Santa Ynez Mountains. The City's eastern boundary includes the Coast Village Road commercial corridor adjacent to the community of Montecito and extends westward for approximately 5 miles to Hope Ranch and the Goleta Valley. The City also includes the 970-acre Santa Barbara Municipal Airport located in the Goleta area, approximately 8 miles west of the City proper.

The city of Santa Barbara is comprised of approximately 12,858 acres with an estimated population of 90,473 residents. The City is largely developed, with approximately 96 percent of private land already built. Remaining vacant land consists of scattered smaller parcels throughout the City, with larger vacant properties within the City and its sphere of influence (SOI) concentrated in the foothills, Las Positas Valley, and the North La Cumbre area (City of Santa Barbara 2005a). Many of these vacant properties are constrained due to steep slopes, sensitive habitat, limited access or other site challenges. However, hundreds of underdeveloped parcels remain throughout the City, including older underutilized often single story commercial or industrial buildings, larger public and private parking lots or single family homes located on larger parcels which are planned for commercial or multiple-family uses. To a large extent, these underdeveloped parcels would be the focus of future development anticipated to occur under *Plan Santa Barbara*.

Outline of *Plan Santa Barbara* Draft Policy Preferences Report (Jan 2009)

[Please see full report for text of the Draft goals, objectives, and policies at www.YouPlanSB.org.]

Introduction

History, Trends, and Policy Drivers

Sustainability Framework

Sustainability Definition

Sustainability Principles for Equity, Environment, and Economy

Adaptive Management Program

Land Use and Growth Management Element

Goals and Objectives: Balanced growth within context of available resources. Neighborhoods exhibit sense of place, and improved connectivity, and access to daily necessities, transit, services, and open space.

Growth Management Policies: LG1-Prioritize use of resources for affordable housing. LG2-Limit non-residential growth to 1.5 million SF plus additional SF for minor additions, demolition/replacement, and annexations, with resource monitoring and adaptive management. LG3-Future residential growth balances living within resources and meeting Housing Element goals for more affordable housing; with resource monitoring and adaptive management.; LG4-New residential growth encouraged to locate within Mobility Oriented Development Area (MODA). LG5-Limit new residential development in High Fire Hazard Areas. LG6-Regional Transfer of Development Rights. LG7-Disposition of Existing Non-Residential Square Footage if not Rebuilt. LG8-Annexations Involving New Development.

Land Use Policies: LG9-Mobility-Oriented Development Area (MODA); LG10-Community Benefit Non-Residential Land Uses; LG11-Community Benefit Residential Land Uses ; LG12-Manufacturing Uses; LG13-Live-Work Land Use Category; LG14-Regional Land Use Blueprint

Neighborhood Policy: LG15-Sustainable Neighborhood Plans

Parks, Recreation, Trails, and Open Space Policies: LG16-Park and Open Space Standards and Planning. LG17-Park, Recreation, and Open Space Acquisition and Maintenance Funding. LG18-Community Gardens on Vacant Land.

Scenic Highway Policy: LG19-Scenic Highways

Economy and Fiscal Health Element

Goals and Objectives: Strong economy with diversity of business sizes and types providing stable long-term revenue base necessary to support essential services, community enhancements, and job opportunities. Enhance educational opportunities for local residents/local employment; encourage “green” businesses. Commerce intertwined with transportation, natural resources, housing. Regional cooperation.

Local Economy Policies: EF1-Integral Parts of Economic Development. EF2-Environmental Effects of Commercial Growth. EF3 Economic Development Plan and Special Studies. EF4 Jobs/Housing B Livable Wages. EF10-Infrastructure Improvements. EF11-Technology. EF12-Re-Use of Commercial Space. EF13-Partnerships. EF14-Local Needs. EF15-Protect Industrial Zoned Areas. EF16-Target Education for Local Needs. EF17 Connect College Students and Employers. EF18-Arts and Culture. EF19-Coordinate with SBCC. EF20-Child Care for Working Families.

Regional Economic Policies: EF21 Regional Economic Strategy. EF22 Coordinate with UCSB. EF23 Jobs within the Region for Local Residents. EF24 Connect Vocational Students and Employers.

Environmental Resources Element

Goals and Objectives: Protect/ wisely use natural resources, minimize hazards to people and property, reduce greenhouse gas contributions, reduce dependence on fossil fuel energy, use local renewable energy resources.

Climate Change Policies: ER1-Climate Change. ER2-Emergency Response Strategies and Climate Change. ER3- Comprehensive Climate Change Action Plan. ER4-Urban Heat Island Effect.

Energy Conservation Policies: ER5-Energy Efficient Buildings. ER6-Local Renewable Energy Resources. ER7-Obstacles for Small Wind Generators. ER8-Facilitate Renewable Energy Technologies. ER9-Solar Energy. ER10-Incentives for Alternative/Advanced Fuel Infrastructure. ER11-Locally-Harvested Renewable Materials.

Air Quality Policies: ER12-Highway 101 Set-Back. ER13-Interior Air Quality. ER14-Low-Emission Vehicles and Equipment. ER15-Marine Shipping Emissions. ER16-Development Mitigation.

Biological Resources Policies: ER17-Native and Other Trees and Landscaping. ER18-Urban Tree Protection and Enhancement. ER19-Protection of Wildlife and Native Vegetation. ER20-Integrated Pest Management Program. ER21-Multi-Use Plan for Coast. ER22-Native Species Habitat Planning. ER23-Trail Management.

Hydrology, Water Quality, and Flooding Policies: ER24-Creek Resources and Water Quality. ER25-Storm Water Management Guidelines. ER26-Creek Setback and Restoration. ER27-Creekside Development Guidelines. ER28-Master Drainage Plan. ER29-Wash-Down Policies. ER30-Floodplain Mapping Update.

Food and Agriculture Policies: ER31-Farmers Markets. ER32-Gardener Education. ER33-Food Scrap Recovery and Composting Program. ER34-Public and Private Food Gardens. ER35-Food Gardens for Schools. ER36-Regional Agriculture.

Noise Policies: ER37 -New Noise Guidelines for Non-Residential Zones. ER38-Construction Noise

Aesthetics and Visual Resources Policies: ER39-Public Views. ER40-Scenic View Protection. ER41-Visual Resources Protection.

Historic Resources and Community Design Element

Goals and Objectives: Retain and enhance historic and visual character,, opportunities for social interaction, and public health, through protection of historic and architectural resources; appropriately sized and scaled buildings, walkable town, well-located open space, abundant, sustainable landscaping, and increased public awareness.

Historic and Cultural Resources Policies: CH1-Adaptive Reuse. CH2-Increase Historical Resource Appreciation. CH3-Loan Program. CH4-Development Review Adjoining Designated Historic Structures. CH5-Maintenance of Designated Historic Structures. CH6-Chumash Culture and Archaeological Resources.

Community Design Policies: CH7-Healthy Urban Environment. CH8-Commercial and Mixed-Use Development Standards and Guidelines. CH9-Commercial and Mixed-Use Building Size, Bulk, and Scale Requirements. CH10-Building Height Limits in Downtown, DT Residential Buffer Areas, and Next to Historic Structures. CH11-Multi-Family Residential Design Guidelines and Standards. CH12-Set-Back Guidelines in Commercial Zones. CH13-Set-Back Landscaping in Commercial Zones. CH14-Commercial Neighborhood Compatibility. CH15-Form-Based Codes.

Housing Element

Goals and Objectives: Provide range of housing options to retain local workforce and socially, economically, ethnically diverse population. Locate new housing within MODA or neighborhood centers for good access.

Housing Policies: H1-In-Fill and Opportunity Sites. H2-Market Rate Residential. H3-Average Multi-Family Residential Unit Size. H4-Unit Size and Density. H5-Incentives for Affordable-By-Design Units. H6-Promote Affordable and Workforce Housing Production. H7-Regional Employee Housing. H8-Educational Institutions. H9-Inclusionary Affordable Housing Amendments. H10-Density Incentive for Sustainable Resource Use. H11-Mixed-Use Housing at Shopping Centers. H12-Rental Incentives. H13-Residential Density Standards. H14-Second Unit Incentives. H15-Preserve Existing Affordable Housing. H16-Property Tax Transfer. H17-Redevelopment Funding for Affordable Housing.

Circulation Element

Goals and Objectives: Create more multi-modal transportation system connecting people, places, goods, and services. Provide choice of transportation modes to promote economic vitality, social equity, healthy community, reduced congestion. Provide integrated street network that serves all transportation modes.

Circulation Policies: C1-Reduce Transportation Energy Use and Increase Alternative Transportation Infrastructure & Facilities. C2-Pedestrian Crossings. C3-Bike Lanes. C4-Personal Transportation. C5-Optimize Capacity. C6-Regional Commuter Transit. C7-Intermodal Connections. C8-Excess Motor Vehicle Capacity. C9-Car-Free Zones. C10-Vehicle Speeds. C11-Bus Pull-Out Right-of-Way.

Parking Policies: C13-Appropriate Parking. C14-Downtown Parking Requirements. C15-Parking Districts. C16-Parking Maximums. C17-Residential Parking Program. C18-Residential Parking Requirements with the MODA. C19-Residential Off-Site Parking. C20-Bicycle Parking and Other Needs:

Development Policies: C21-Accessibility. C22-Trip Generation Rates.

Public Services and Safety Element

Goals and Objectives: Plan, site, upgrade, and maintain infrastructure and services to meet present and future needs efficiently, economically, and sustainably. Emphasize emergency preparedness in land use planning.

Water and Sewer Policies: PS1-Long-Range Water Supply Plan. PS2-Water Conservation Program. PS3-Recycled Water. PS4-Groundwater Banking. PS5-On-Site Storage and Reuse. PS6-Agricultural Water Marketing Agreements. PS7-Gibraltar and Cachuma Reservoirs.

Waste Management Recycling and Disposal Policies: PS8-Solid Waste Management Programs. PS9-Construction/Demolition Materials Reuse and Recycling. PS10-Local Recycled Materials. PS11-Design and Space Requirements for Waste Management for Private Development.

Emergency Preparedness: PS12-Emergency Workforce. PS13-Consideration for Disabled Persons in Emergency Planning.