



General Plan Update

Planning Commission

Hearing

August 10, 2011

Agenda

- **Background**
- **Receive Staff Report and Consider the Following:**
 - **EIR Addendum**
 - **General Plan Amendment to Adopt Land Use and Circulation Elements, Amend Land Use Element Map**
 - **Zone Changes to Achieve Consistency with Land Use Element Map**
- **Take Public Input**
- **Provide Direction to Staff Regarding Recommendation to City Council**



Background

BACKGROUND OF 1997 GENERAL PLAN

- October 28, 1997 the City Council adopted a comprehensive General Plan acknowledging that there would be an interim period following the adoption of the General Plan and prior to the adoption of the Zoning Ordinance and Zoning Map. During the interim period, development was to occur in accordance with the adopted Land Use designations and the equivalent Zoning.
- Prior to adopting the 1997 General Plan, the City Council appointed a General Plan Advisory Committee (GPAC). The GPAC was comprised of community members who met on a regular basis with staff support over a one year timeline.
- The Planning Commission and City Council had public hearings where typically 100+ people would address the decision makers with their ideas and concerns on the future of the community



Background

BACKGROUND OF 1997 GENERAL PLAN

• State law allows the City to amend the General Plan four (4) times in a one year time period. Since its adoption in 1997, the General Plan has been amended 26 times in 14 years.

- 2 amendments were to adopt and then consolidate the GP
- 2 amendments were for Housing Element Updates (2003 & 2010)
- 18 amendments were project related
- 4 amendments were policy related



General Plan Update

- **City Council Decisions/Direction**
- **Certify General Plan Final EIR**
- **Adopt Housing Element**
- **Continue Land Use and Circulation Element
Text and Map to Date Uncertain**
- **Return Review of General Plan Phase 1 to
Planning Commission**
- **Authorize EIR Addendum and Additional
Greenhouse Gas Analysis**



General Plan Update EIR

- **General Plan Update EIR Certified October 19, 2010**
- **Program EIR: “Macro Level” Conceptual Evaluation of Impacts of General Plan Buildout**
- **“Base Tier” to Focus and Streamline Future Environmental Evaluations at a Project Specific Level**



EIR Addendum

- **Additional Greenhouse Gas (GHG) Emissions Analysis**
- **Evaluation of Change to General Plan Policy Language to Be Advisory (“Should”) Rather than Mandatory (“Shall”)**



EIR Addendum

- **Greenhouse Gas (GHG) Emissions Analysis**
 - **Responds to Current State and APCD Guidance, Analytical Standards**
 - **Updated Analysis Provides:**
 - **Revised Citywide GHG Baseline Emissions Inventory**
 - **1990 Citywide GHG Emissions Inventory**
 - **Revised Citywide GHG Emissions Forecast for General Plan Buildout**
 - **Updated Thresholds of Significance**
 - **Estimate of GHG Emissions Reductions from State and Federal Programs**
 - **Updated Impact and Mitigation Discussions**



EIR Addendum

- **Greenhouse Gas (GHG) Emissions Analysis Conclusions**
 - Efficiency Threshold of 6.6 Metric Tons CO₂E/Year Per “Service Population”
 - Existing GHG Emissions: 6.5 Metric Tons Per Service Population
 - 2030 General Plan Buildout: 6.4 Metric Tons Per Service Population
 - Proposed 2030 General Plan Increases Total Emissions, but Reduces Average Emissions Due to More Efficient Mix of Land Uses



EIR Addendum

- **Evaluation of Change to General Plan Policy Language to Be Advisory (“Should”) Rather than Mandatory (“Shall”)**
 - **No Additional Impacts Beyond Those in Final EIR Because of:**
 - **Future Compatibility Due to Organization of Land Uses in Land Use Element Map**
 - **Policies from Adopted Elements**
 - **Existing Zoning Ordinance Requirements**
 - **Existing State Requirements**
 - **Mitigation Measures Already Identified in FEIR**
 - **Supplemental Mitigation Not Required**



EIR Addendum

- **Timeline**

- **July 28, 2011: EIR Addendum Distributed for 45-Day Public Review Period**
- **September 12, 2011: End of Public Review Period**
- **Mid September: Preparation of Responses to Comments and Completion of Final EIR Addendum – Planning Commission Review & Recommendation**
- **Fall 2011: City Council Consideration of Planning Commission Recommendation**



Land Use Element Update

- **Expansion Area Alternatives**
 - **Proposed EIR Project**
 - **Alternative 1: No Further Development**
 - **Alternative 2: Existing 1997 General Plan Buildout**
 - **Alternative 3: High Growth Alternative**
 - **Wye Expansion Area General Commercial**
 - **Alternative 4: Moderate Growth Alternative**
 - **Eliminates Bailey Avenue Expansion Area**
 - **Alternative 5: Low Growth Alternative**
 - **All Four Expansion Areas Eliminated**



Land Use Element Update

- **Expansion Area A:
Bailey Avenue Specific Plan**

Increase in Residential Density and Additional Commercial and Public Facility Uses. 270-Acre Site with Specific Plan in Process that Would Allow up to 2,718 Dwelling Units, 228,700 Square Feet of Commercial Use, 22 Acres of Park Area, and 37 Acres of Open Space.



Bailey Avenue Specific Plan Area
Property Owners

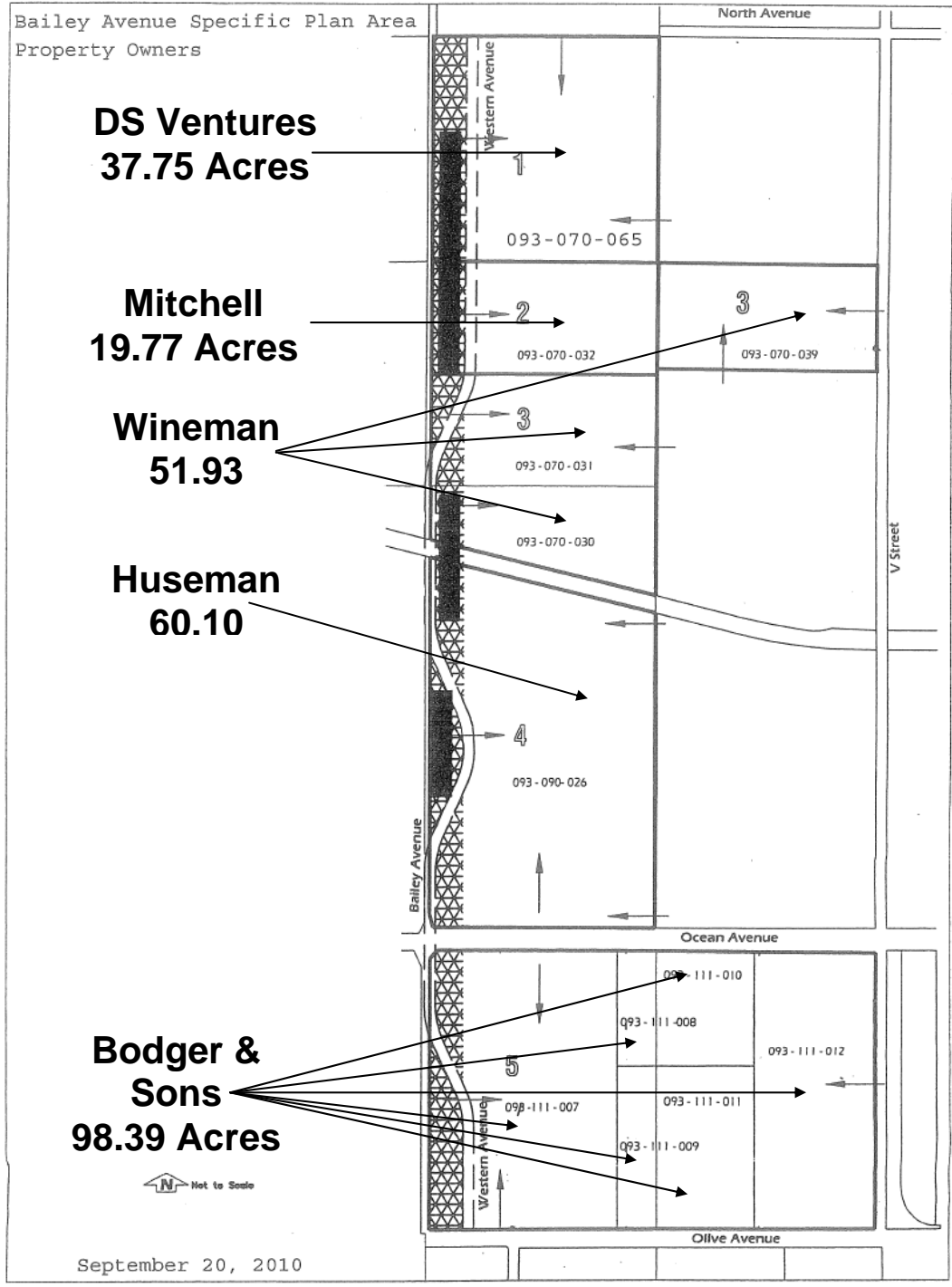
DS Ventures
37.75 Acres

Mitchell
19.77 Acres

Wineman
51.93

Huseman
60.10

Bodger & Sons
98.39 Acres



September 20, 2010



Land Use Element Update

- **Expansion Area A: Bailey Avenue Specific Plan**
Recent Land Owner Requests
 - **Jack Bodger, John Bodger & Sons Co.**
 - Retain 98+ Acres South of Ocean Avenue Under Current Status - Very Low Density and Low Density Residential, within City ULL
 - Possible Future Development, but No Longer Interested in Development as Described in EIR
 - **James Huseman, Representing Huseman Family**
 - Retain 60 Acre Site North of Ocean Avenue, South of Railroad, as Shown in 1997 General Plan, with No Change to Density - Very Low Density Residential, Retain within City ULL



Land Use Element Update

- **Expansion Area A: Bailey Avenue Specific Plan Recent Land Owner Requests**
 - **David Schwartzman, DS Ventures**
 - Retain Northern 40 Acres within ULL; Change Land Use Designation from Very Low Density Residential to Low Density Residential
 - Change Would Increase Residential Development Potential from 87 Dwelling Units to 248 Dwelling Units
 - Change Land Use Element to Remove Specific Plan Requirement for Bailey Avenue Corridor



Land Use Element Update

- **Expansion Area A: Bailey Avenue Specific Plan**
 - **Proposed 2030 General Plan Implementation Measure 3**

“ A Specific Plan shall be prepared to ensure the coordinated development of the Bailey Avenue Corridor as shown on the map entitled “Bailey Avenue Corridor Boundaries”, prior to approval of any tentative subdivision maps or development plans in the Bailey Avenue Corridor.”



Land Use Element Update

- **Expansion Area A: Bailey Avenue Specific Plan**
 - **Intent of Specific Plan:**
 - Plan for Buffers, Circulation, Infrastructure, and Coordination of Land Use, Design, and Development Phasing
 - EIR to Address Programmatic Environmental Impacts of Plan, Streamline Environmental Review Process, and Coordinate Mitigation
 - Support Coordinated LAFCO Annexation Process
 - **Land Use Element Language Could Be Revised**
 - Policy Support to Coordinate Infrastructure, Land Use, Buffers on Project-By-Project Basis
 - Individual Project-By-Project:
 - Development Plan Review
 - Environmental Review
 - Annexation Requests to LAFCO



Land Use Element Update

- **Expansion Area A: Bailey Avenue Specific Plan Possible Actions**

(2010 Planning Commission Recommendation in Blue)

- EIR Project: Maximum 2,718 Dwelling Units, 228,700 sq. ft. Commercial, 22 Acres of Park Area, and 37 Acres Open Space
- **Alternative 1: Move Urban Limit Line to City Limit - No Interest in Future Development**
- Alternative 2: Retain Low & Very Low Density Residential Designation
- Alternative 3: Same as EIR Project
- Alternative 4: Remove from Consideration (Same as Alt 1)
- Alternative 5: Remove Proposed Expansion Area from Consideration - Retain 1997 GP Designation (Same as Alt 2)

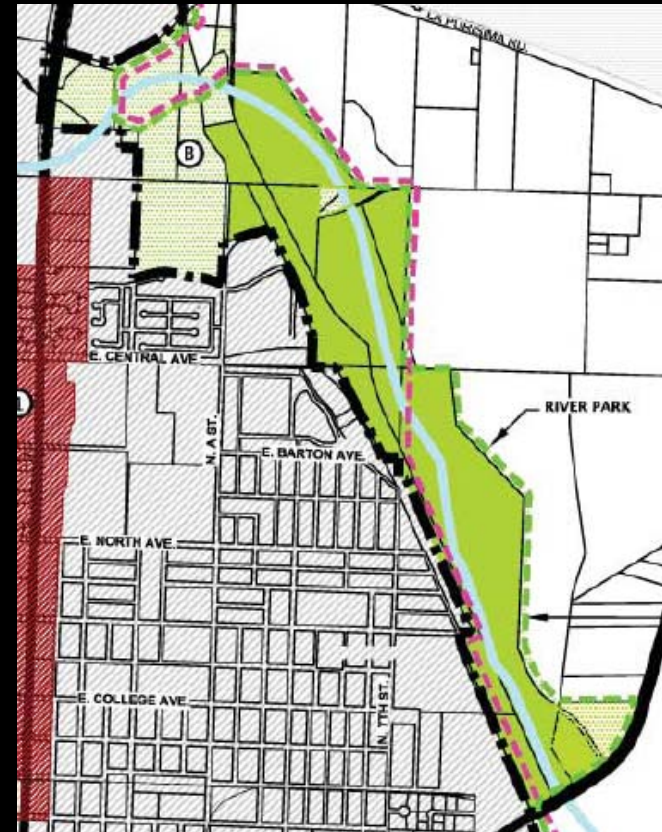
- Retain Land Use Element Specific Plan Requirement
- Remove Land Use Element Specific Plan Requirement and Replace with Other Policy Guidance



Land Use Element Update

- **Expansion Area B:
River Area**

Approximately 484-acres east of the eastern boundary of the City, bisected by the Santa Ynez River; currently utilized as open space including the 45-acre River Park; proposed use would include expansion of the existing RV campground by 126 full hook-up RV campsites; the area is currently located within the City Urban Limit Line.



Land Use Element Update

- **Expansion Area B: River Area**

Possible Actions

(2010 Planning Commission Recommendation in **Blue**)

- **EIR Project: Expand Existing RV Campground -126 Full Hook-up Campsites**
- **Alternative 1: Move Urban Limit Line to City Limit - No Interest in Future Development**
- **Alternative 2: Retain Area Outside City Limits, within Urban Limit Line**
- **Alternative 3: Same as EIR Project**
- **Alternative 4: Same as EIR Project**
- **Alternative 5: Remove Proposed Expansion Area from Consideration - Retain 1997 GP Designation (Same as Alt 2)**



Land Use Element Update

- **Expansion Area C:
Miguelito Canyon Area**

Approximately 587-acres along the southern boundary of the City. Approximately 165-acres would be included in the proposed Urban Limit Line. Proposed uses include residential on large parcels; addition of the Rural Density Residential (RDR) designation to Land Use Element and development standards to be developed for Zoning Ordinance. Future development proposed at a maximum 25 dwelling units; the site is currently located outside the City Urban Limit Line.



Land Use Element Update

- **Expansion Area C: Miguelito Canyon Area**

Possible Actions

(2010 Planning Commission Recommendation in **Blue**)

- EIR Project: Maximum 25 Units
- **Alternative 1: Retain Area Outside City Limits and Urban Limit Line- No Interest in Future Development**
- Alternative 2: Retain Area Outside City Limits and Urban Limit Line- No Interest in Future Development
- Alternative 3: Same as EIR Project
- Alternative 4: Same as EIR Project
- Alternative 5: Remove Proposed Expansion Area from Consideration - Retain 1997 GP Designation



Land Use Element Update

- **Expansion Area D:
Wye Residential Area**

The site is approximately 10-acres along the northern boundary of the City, at the intersection of Lompoc-Casmalia Road/Highway 1, H Street/Highway 1 and Purisima Road; is currently undeveloped; with development contemplated under the Low Density Residential designation at 4.6 dwelling units per acre or a total of 46 dwelling units; and currently located outside the City Urban Limit Line.



Land Use Element Update

- **Expansion Area D: Wye Residential Area**
Possible Actions

(2010 Planning Commission Recommendation in Blue)

- **EIR Project: 4.6 Dwelling Units Per Acre – 46 Total Units**
- **Alternative 1: Retain Area outside City Limits and Urban Limit Line– No Interest in Future Development**
- **Alternative 2: Retain Area outside City Limits and Urban Limit Line– No Interest in Future Development**
- **Alternative 3: Change from Residential to General Commercial**
- **Alternative 4: Same as EIR Project**
- **Alternative 5: Remove Proposed Expansion Area from Consideration – Retain 1997 GP Designation**



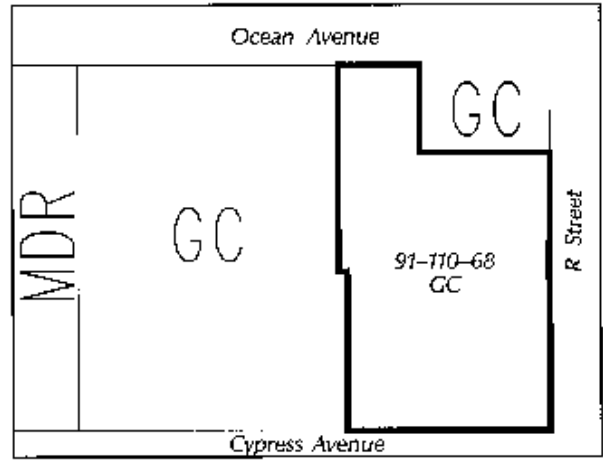
Land Use Element Update

- **Planning Commission Recommendations - Land Use Element Map Changes**
 - **Changes Due to the Addition or Relocation of Community Facilities**
 - **H Street Corridor Infill Overlay**
 - **Ocean Avenue Corridor Overlay**
 - **Changes to Resolve Inconsistencies Between Land Use Element Map and Zoning Map**

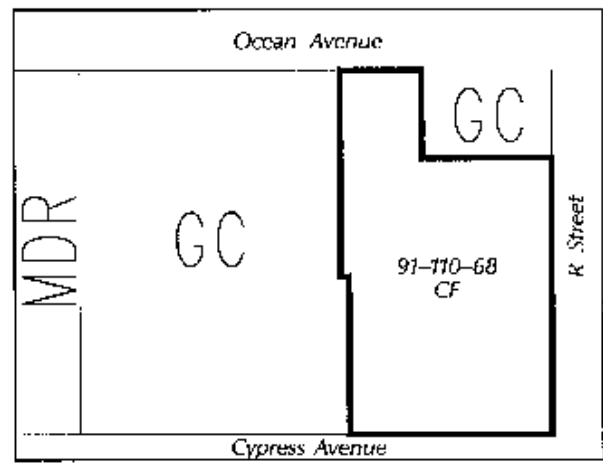


GENERAL PLAN AMENDMENT

EXISTING

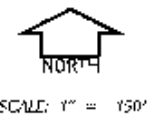


PROPOSED



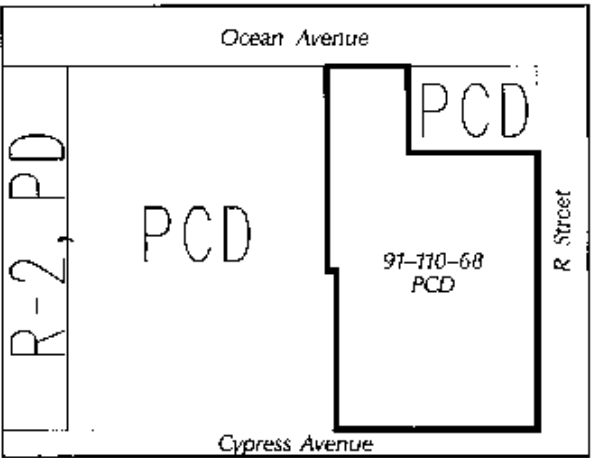
CF: Community Facility
 GC: General Commercial
 MDR: Medium Density Residential

GP 07-04

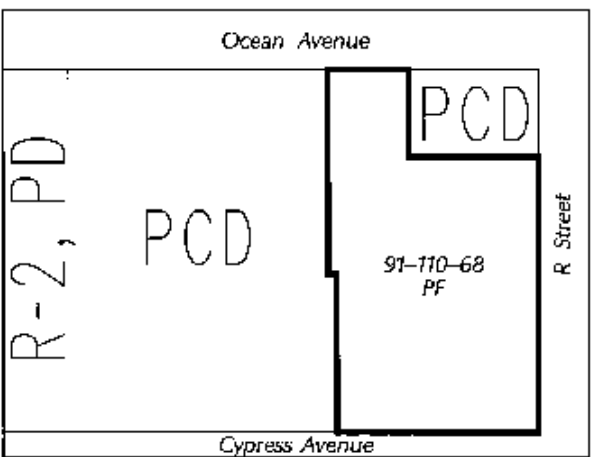


ZONE CHANGE

EXISTING



PROPOSED



PCD: Planned Commercial Development
 PF: Public Facilities
 R-2, PD: Medium Density Residential, Planned Development

ZC 10-01



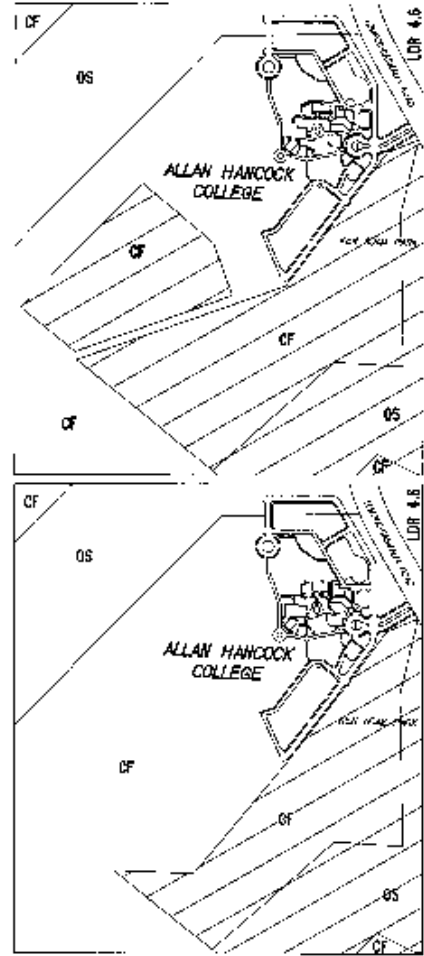
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GENERAL PLAN AMENDMENT

EXISTING

PROPOSED



CF: Community Facility
 LDR4.6: Low Density Residential 4.6 Units Per Acre
 OS: Open Space



Park Overlay



NORTH

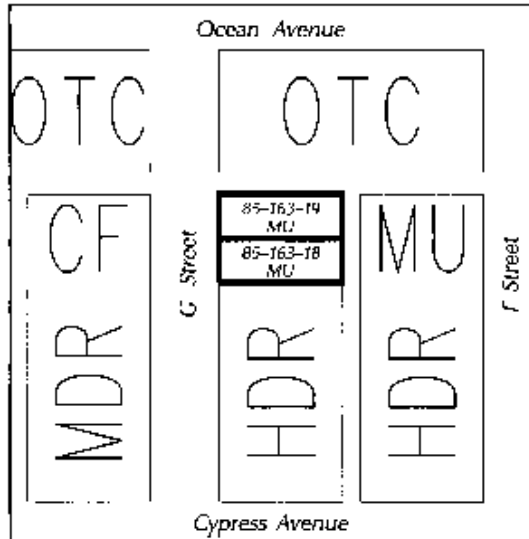
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GP 07-04

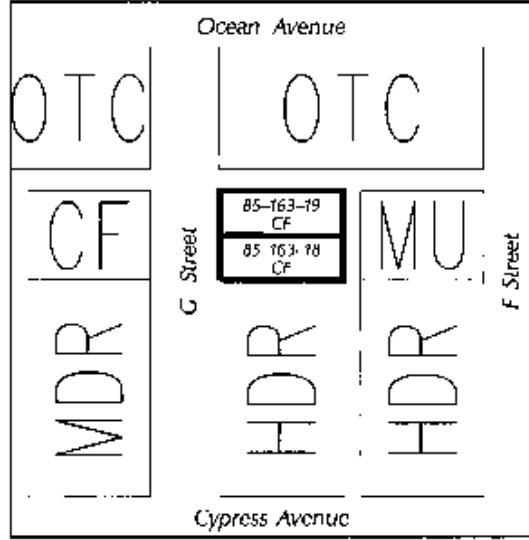


GENERAL PLAN AMENDMENT

EXISTING



PROPOSED



- CF: Community Facility
- HDR: High Density Residential
- MDR: Medium Density Residential
- MU: Mixed Use
- OTC: Old Town Commercial

GP 07-04

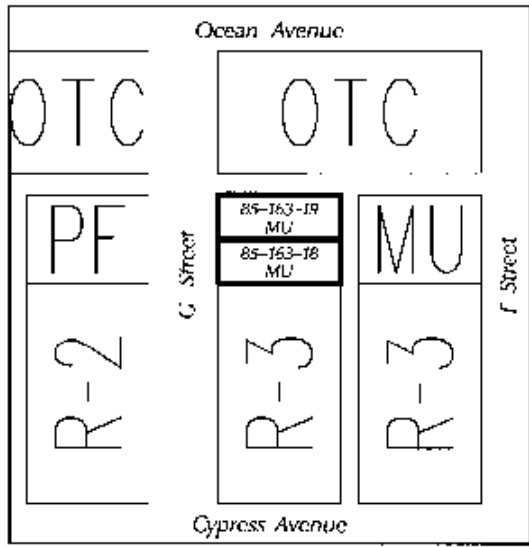


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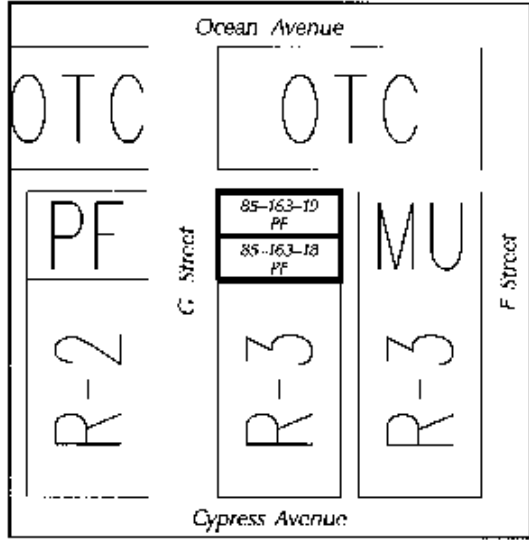


ZONE CHANGE

EXISTING



PROPOSED



- PF: Public Facilities
- MU: Mixed Use
- OTC: Old Town Commercial
- R-2: Medium Density Residential
- R-3: High Density Residential

ZC 10-01

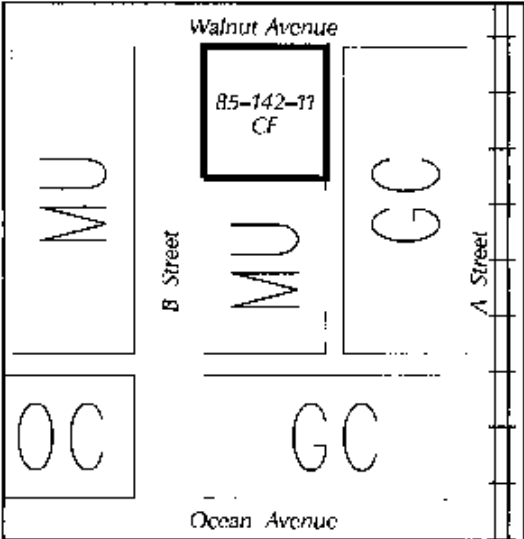


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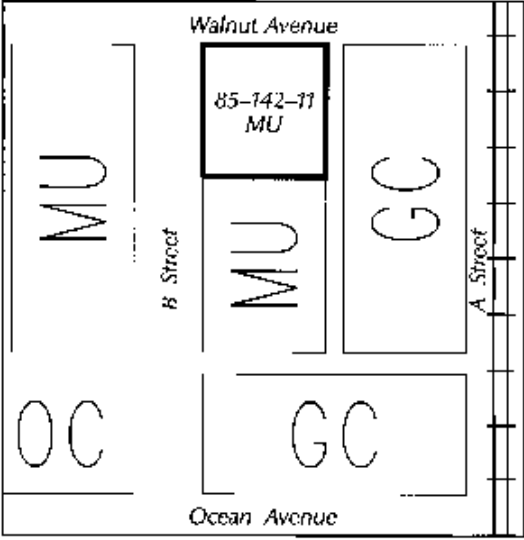


GENERAL PLAN AMENDMENT

EXISTING



PROPOSED



- CF: Community Facility
- GC: General Commercial
- MU: Mixed Use
- OC: Office Commercial

GP 07-04

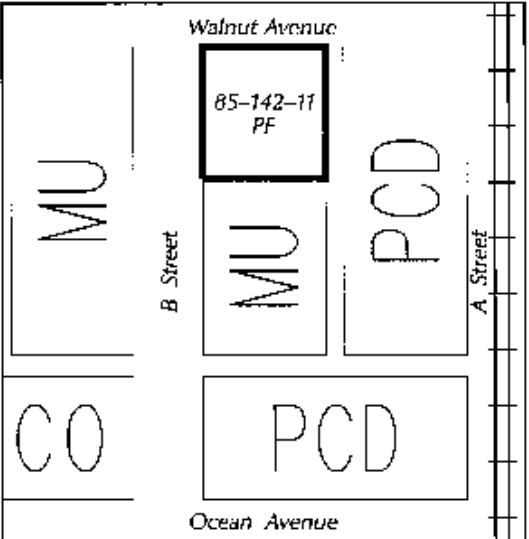


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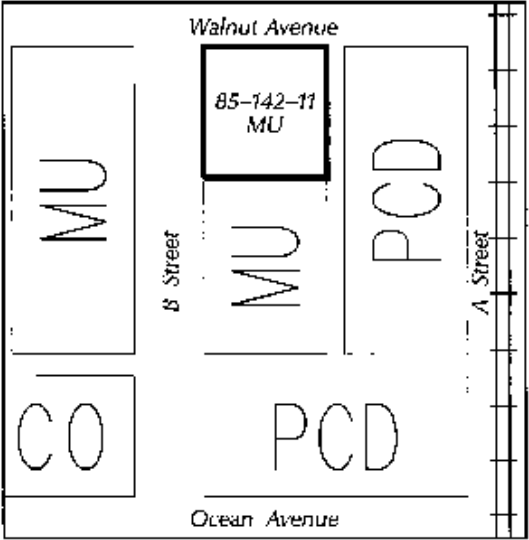


ZONE CHANGE

EXISTING



PROPOSED



- CO: Commercial Office
- MU: Mixed Use
- PCD: Planned Commercial Development
- PF: Public Facilities

ZC 10-01



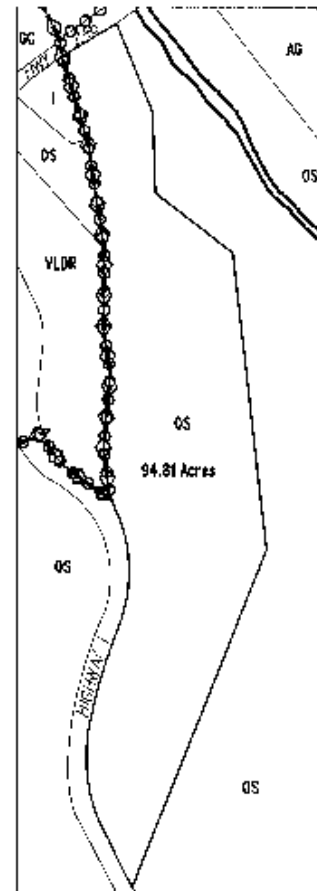
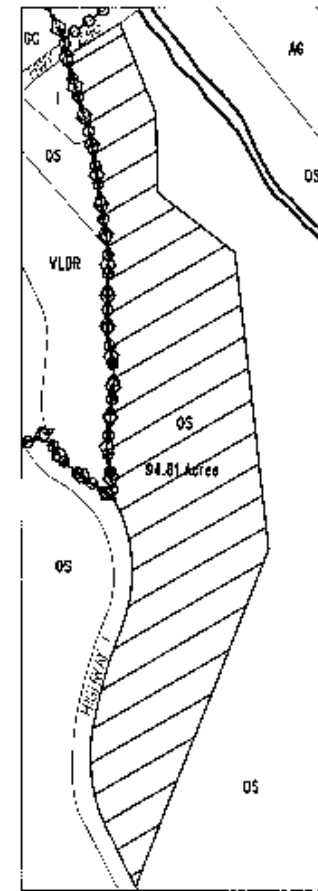
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GENERAL PLAN AMENDMENT

EXISTING

PROPOSED



- AG: Agriculture
- CC: General Commercial
- I: Industrial
- OS: Open Space
- VLDR: Very Low Density Residential

 Park Overlay

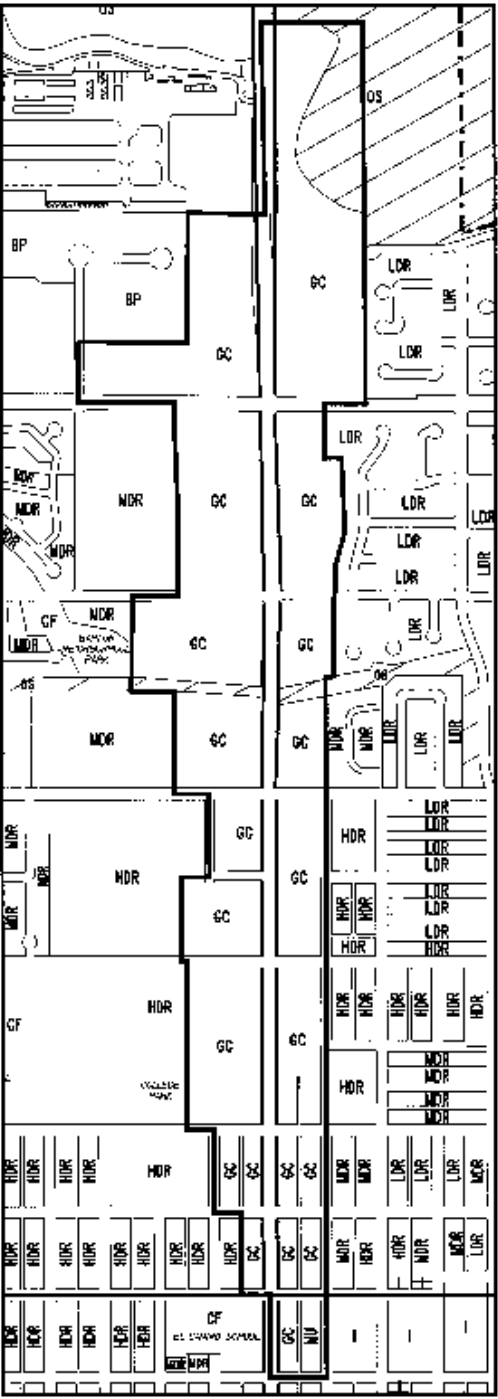
GP 07-04



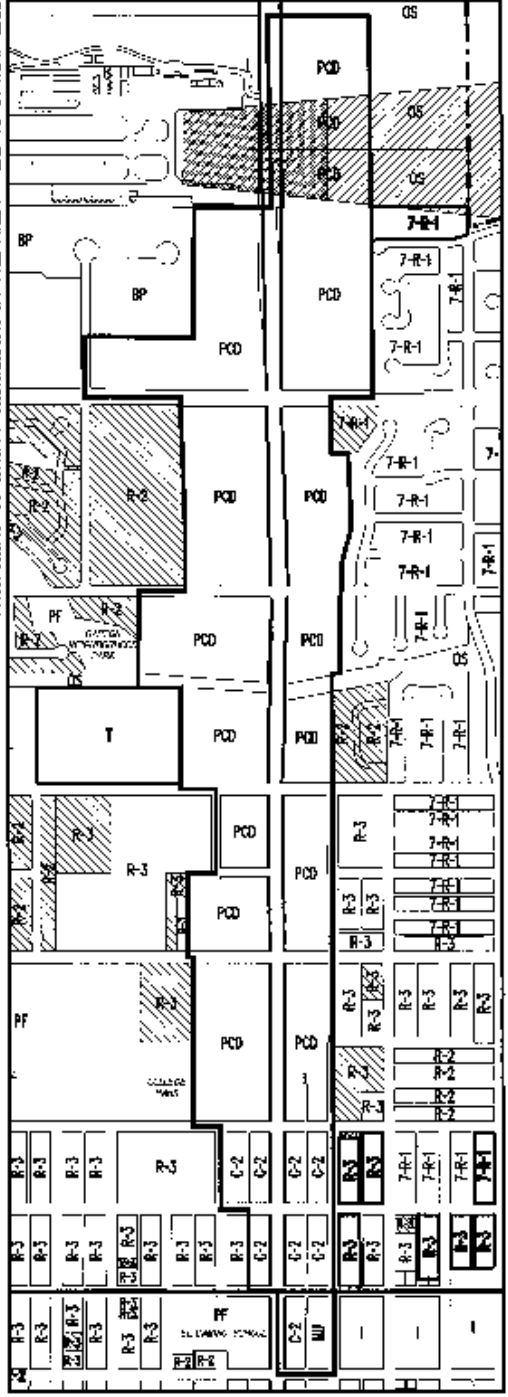
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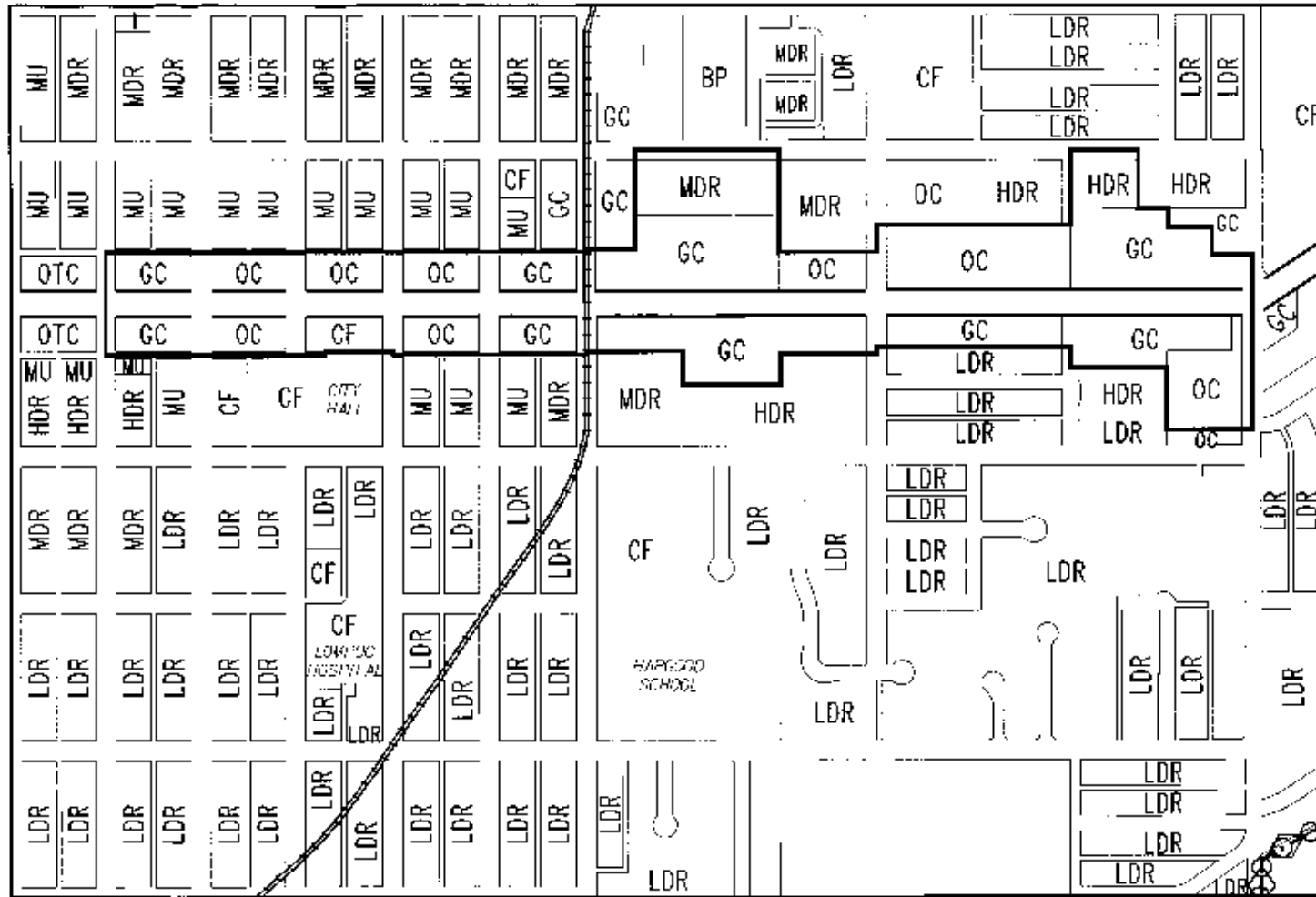


PROPOSED H. STREET CORRIDOR IN-FILL AREA - CP 07-04 MAP CP7

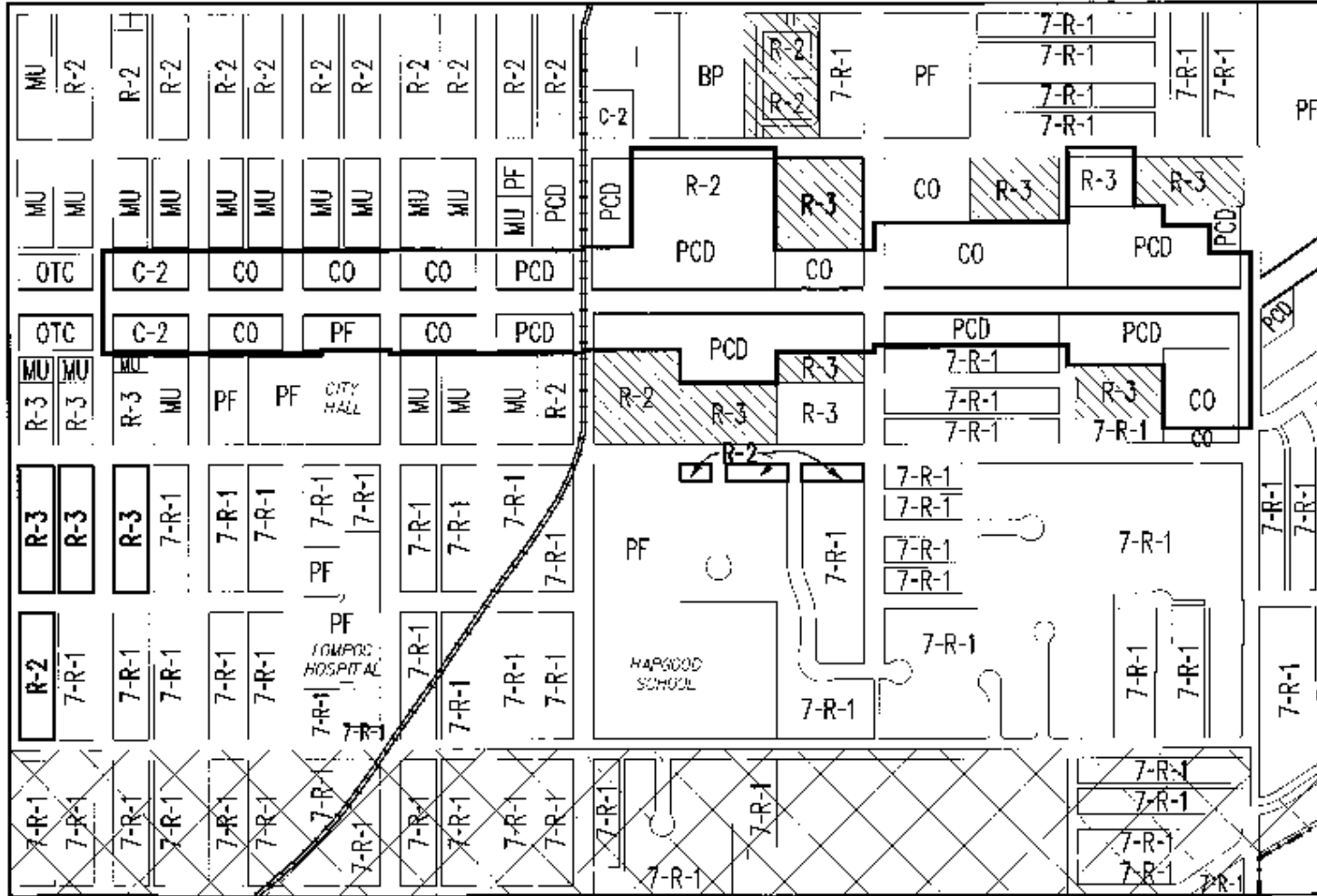


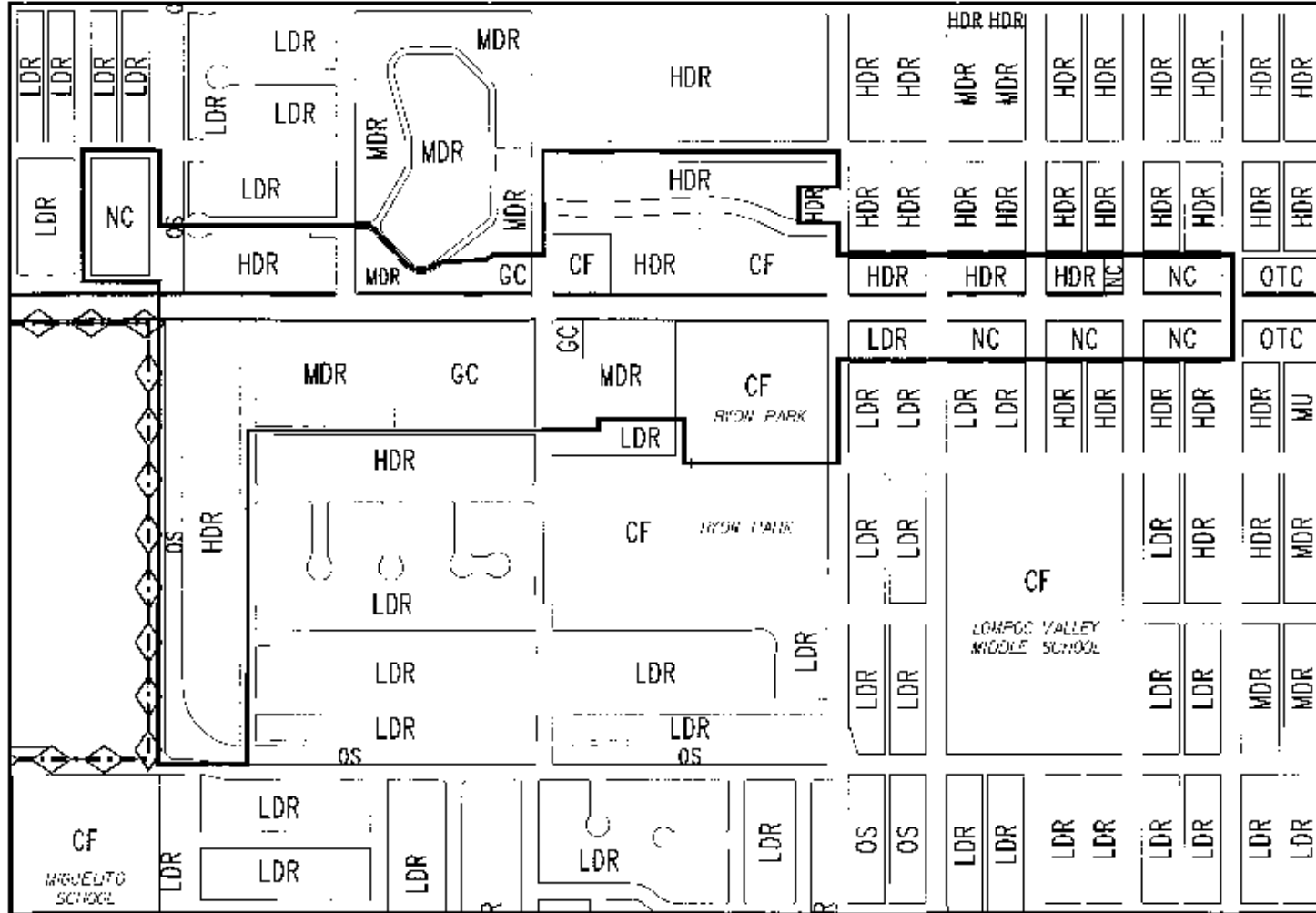
PROPOSED H STREET CORRIDOR IN-HILL ANLA - ZC 70-01 MAP ZCS



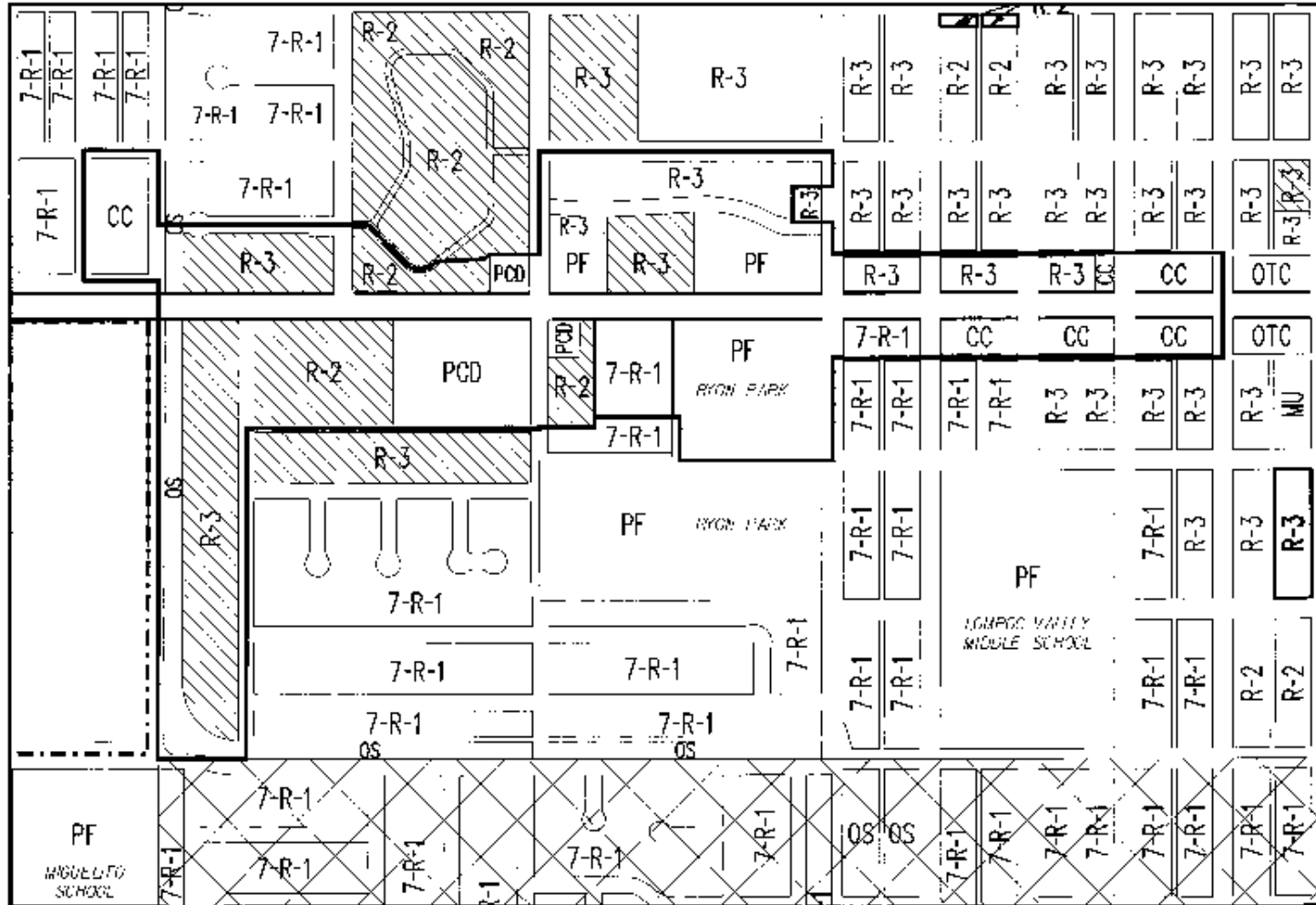


PROPOSED EAST OCEAN AVENUE CORRIDOR OVERLAY ZC 10 01 MAP 21.6





PROPOSED WEST OCEAN AVENUE CORRIDOR OVERLAY - ZC 11-01 MAP ZC6



Land Use Element Update

- **Land Use Element Text Changes**
 - **Change Policy Language from “Shall” to “Should”**
 - Provides More Flexibility for Development Review
 - Doesn’t Provide Guidance to Resolve Potentially Competing Policies
 - Doesn’t Add Enforcement Weight to Policies Until Implementing Ordinances Adopted
 - **Other Text Changes Recommended by Current Planning Commission**



Circulation Element Update

- **Circulation Element Text Changes**
 - **Planning Commission Review of Proposed Circulation Element Language and Consideration of Additional Recommendations**



General Plan Update Tentative Schedule

Date	Subject
August 25, 2011	PC Hearing: Complete Review and Provide Direction to Staff for Recommendation
September 12, 2011	Close of 45-Day Comment Period for EIR Addendum
September 14, 2011	Continued Hearing
September 29, 2011	PC Hearing: Adopt Resolution Making Recommendations to City Council
October 2011	City Council Review of Planning Commission Recommendations

