



MEMORANDUM

DATE: April 9, 2008
TO: Planning Commissioners
FROM: Anne Wells, Manager, Advance Planning
SUBJECT: B.1 – Track 2 General Plan Amendments

Please be advised, the March 24th staff report will be utilized for the April 14th meeting. In addition, staff is providing the following document for your review:

1. An errata sheet to Exhibit 1 Description of Project, which contains:
 - Minor grammatical and punctuation edits to LU 1.9, LU IA-6, VH 1.7, and VH 2.3;
 - Minor text corrections to LU 9.1 subsections c & d to correct transcription errors; and
 - Removal of option 1 language from LU Figure 2-1 to reflect staff's recommendation.

Should you have any questions, please contact Anne Wells at (805) 961-7557.

Errata – Updated Text Modifications to Exhibit 1 of Attachment 1

Policy ID #	Final Recommended Track 2 Amendments
LU 1.9	<p>LU 1.9 Quality Design in the Built Environment. [GP/CP] The City shall encourage quality site, architectural, and landscape design in all new development proposals. Development proposals on sites larger than 5 acres shall be subject to requirements of a “planned development” to achieve the advantages of <u>include</u> coordinated site planning, circulation, and design. Public <u>and/or common</u> open spaces with quality visual environments shall be included to create attractive community gathering areas with a sense of place and scale.</p>
LU 9.1	<p>LU 9.1 Site #1 – Coastal Resort Parcels (Visitor Commercial). [GP/CP] The Land Use Plan Map designates the lands <u>that comprise the occupied as of 2005 by Bacara Resort as Visitor Commercial</u>. This site is the only shoreline land in the eCity that is designated in this category or that is suitable for this type of use. The requirements applicable to this site <u>property</u> are as follows (see Figure 2-2):</p> <ul style="list-style-type: none"> a. The site shall continue to be used for transient lodging, such as a hotel, and various facilities and services accessory to transient lodging, such as restaurants, retail shops, conferences and meetings, hotel-related events, recreational services, and other services that are dependent upon a coastal location, while ensuring the conservation and protection of coastal resources. b. The number of transient lodging units or rooms shall not exceed the number permitted as of 2005. e. <u>b.</u> Residential use shall be prohibited. d. <u>c.</u> All transient lodging units such as hotels that are operated as hotel condominiums, time-shares, or under a <u>fractional ownership model</u> shall be limited to occupancy for no more than 30 consecutive days <u>at any one time</u> and shall be available for overnight stays by the general public. e. <u>d.</u> Time-shares or fractional ownerships of transient lodging units, vacation clubs, and similar mechanisms that limit occupancy of units to a group of owners or members of a club or otherwise give preference to these persons rather than the general public are prohibited. Transient lodging units such as hotels that are operated as hotel condominiums, time-shares, or under a fractional ownership model shall be a permitted use regulated by mechanisms such owner-occupancy limits, to ensure that these accommodations are available to the general public. f. <u>e.</u> Approval of any proposal for <u>transient lodging units such as hotels that are operated as hotel condominiums, time-shares, or under a fractional ownership model</u> a condominium or cooperative form of ownership shall limit occupancy by owners of individual units to 30 or fewer consecutive days for any single stay and no more than <u>60 90</u> total days in any calendar year. All transient lodging units in <u>condominium above-mentioned forms of ownership</u> shall be made available for transient occupancy use by the general public through the hotel reservation system at times when units are not occupied. by their owners. g. <u>f.</u> Any expansion or alteration of existing development shall be required to maintain or expand the extent of existing coastal access facilities, including parking and vertical access to the beach. h. <u>g.</u> Any expansion or alteration of existing development shall be required to protect environmentally sensitive habitats and archaeological resources, including provision of the buffers set forth in the Conservation Element.
LU IA-6	<p>LU-IA-6 Transfer of Development Rights Ordinance/Program. This measure is intended to create an ordinance prescribing procedures for transfer of development rights from parcels within Goleta that may not be buildable due to policy limitations associated with habitat resources to receiving sites designated by the Land Use Plan map for residential use. In addition to the ordinance, the program would need to identify both sending and receiving sites and describe the procedures applicable to approval of individual density transfers. <u>In order to facilitate regional planning goals, the program may include the consideration of areas outside the City’s jurisdiction as sender and/or receiver sites.</u></p> <p>Time period: 200<u>8</u>7 to 200<u>9</u>8</p> <p>Responsible parties: Planning and Environmental Services Department, and City Council</p>
LU Figure 2-1	<p>Revise Table 2-2 to include an X in the “Eating and Drinking Establishments” row for the C-G column. (see attachment)</p>
VH 1.7	<p>VH 1.7 Scenic Easements. [GP/CP] The City shall encourage the dedication of scenic easements to <u>preserve protect</u> important views. Such easements shall be required where appropriate and legally feasible.</p>

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VH 2.3	<p>Policy VH 2.3 Development Projects Along Scenic Corridors. [GP] Development adjacent to scenic corridors should not degrade or obstruct views of scenic areas. To ensure visual compatibility with the scenic qualities, the following practices shall be used, where appropriate:</p> <ul style="list-style-type: none">a. Incorporate natural features in design.b. Use landscaping for screening purposes and/or for minimizing view blockage as applicable.c. Minimize vegetation removal.d. Limit the height and size of structures.e. Cluster building sites and structures.f. Limit grading for development including structures, access roads, and driveways. Minimize the length of access roads and driveways and follow the natural contour of the land.g. Preserve historical structures or sites.h. Plant and preserve trees.i. Minimize use of signage.j. Provide site-specific visual assessments, including use of story poles.k. Provide a similar level of architectural detail on all elevations visible from scenic corridors.l. Place existing overhead utilities and all new utilities underground.m. Establish setbacks along major roadways to help preserve <u>protect</u> views and create an attractive scenic corridor. On flat sites, step the heights of buildings so that the height of building elements is lower close to the street and increases with distance from the street.
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