

Exhibit K
Single Family Streamlining Project
General Plan Policy Consistency Analysis

GENERAL PLAN POLICY CONSISTENCY ANALYSIS

Staff has determined that the Single Family Streamlining Project is consistent with General Plan policies and programs that encourage process improvements, reduction in constraints on housing development, sustainable neighborhood planning, protection of historic resources, and protection of visual resources.

Consistency Analysis	General Plan Policies
The Single Family Streamlining Project is consistent with General Plan policies that encourage process improvements by supporting the reduction of constraints to housing development. It also implements recommendations made by the Novak Consulting Group to streamline the design review process by reducing the number of projects subject to SFDB review, expanding administrative approvals, and creating more flexibility in the zoning ordinance for home improvement projects.	Housing Element HE-5: Process Improvements Housing Element H1.4: Reduce Constraints Housing Element HE-8: Innovative Housing Types
The Single-Family Streamlining Project is consistent with General Plan policies that protect historic resources. It maintains oversight of new development adjacent to historic resources.	Historic Resources Element HR1: Protect Historic and Archaeological Resources Historic Resources Element HR2: Ensure respectful and compatible development.
The Single-Family Streamlining Project is consistent with General Plan policies that support community benefit housing. It eliminates the requirement for a Conditional Use Permit or Performance Standard Permit for Community Care Facilities.	Land Use element LG5: Community Benefit Housing. Land Use Element LG5.1: Affordable Housing Housing Element Policy H1.4: Reduce Constraints Housing Element Program HE-3: Special Needs Housing

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	General Plan Policies
The Single-Family Streamlining Project is consistent with General Plan policies that reduce the urban heat island effect through landscape. The ordinance implements new front setback landscape requirements for all lots with the intent of preventing excessive paving on any given site.	Environmental Resources Element ER1.3 Urban Heat Island Effect.
The Single-Family Streamlining Project is consistent with General Plan policies that support innovative design standards. The ordinance eliminates the requirement that vehicle parking spaces must be covered, i.e. in a garage or carport. Adds flexibility to provide bike lockers in setbacks.	Circulation Element CE7.4.1: Incorporate innovative design standards, such as tandem parking, stacked parking, and valet parking. Circulation Element CE4.2.3: Encourage facilities for bicycle travel and parking in any future development, construction, or reconstruction projects during the review of new development and infrastructure improvements. Circulation Element CE4.2.6: The City shall work to expand, enhance, and maintain the system of bikeways to serve current community needs and to develop increased ridership for bicycle transportation and recreation.
The Single-Family Streamlining Project is consistent with General Plan policies that support sustainable community planning principles such as providing onsite open space, strengthening design standards within single-unit residential zones, promoting neighborhood character and enhancing the community's sense of place through the design review process. The ordinance also allows for innovative use of existing floor area on single-unit lots, decreasing the need to construct new structures, thereby decreasing resource use.	Land Use Element LG5.2: Open Space Land Use Element LG12: Community Character Land Use Element LG14: Low Density Single Family Zoned Residential Areas Land Use Element LG15: Sustainable Neighborhood Planning. Environmental Resources Element ER30: Enhance Visual Quality Environmental Resources Element ER3: Decrease City's Global Footprint

Land Use Element

LG5 Community Benefit Housing. While acknowledging the need to balance the provision of affordable housing with market-rate housing, new residential development in multi-family and commercial zones, including mixed-use projects, should include affordable housing and open space benefits.

Possible Implementation Actions to be Considered

LG5.1 Affordable Housing. Develop standards and project level findings to encourage the development of Community Benefit Housing defined as:

Rental housing;

Housing affordable to low, moderate, or middle income households;

Employer sponsored workforce housing;

Limited Equity Co-operative Housing;

Affordable Housing Downtown for Downtown Workers; and/or

Transitional housing, single residential occupancy, and other housing for special needs populations including seniors, physically or mentally disabled, homeless, and children aging out of foster care.

LG5.2 Open Space. Develop on and off site open space standards for incorporation into the development review process to include:

Access to adequate public open space within a ½-mile radius; and/or

Dedication of sufficient useable open space on-site; and/or

A contribution made toward future parks through in-lieu fees.

LG12 Community Character. Strengthen and enhance design and development review standards and process to enhance community character, promote affordable housing, and further community sustainability principles.

LG14 Low Density Single Family Zoned Residential Areas. Maintain and protect the character and quality of life of single family zoned neighborhoods as a low density residential community.

LG15 Sustainable Neighborhood Planning. Neighborhoods shall be encouraged to preserve and enhance the sense of place, provide opportunities for healthy living and accessibility, while reducing the community's carbon footprint.

Housing Element

Goal 1 – Create New Housing. Create new, healthy, safe, and energy-efficient housing that meets community needs, within our resources.

Policy H1.4 Reduce Constraints. Reduce and, where feasible and practical, remove unnecessary City-imposed constraints that impede housing development.

Program HE-3: Amend The Zoning Ordinance for Special Needs Housing

The 2023 Housing Element identified potential governmental constraints to housing, including Zoning Ordinance amendments necessary to comply with changes in state law. Persons and households with special needs, particularly extremely low-income households and persons experiencing homelessness or at risk of becoming homeless, have limited housing options. Housing types appropriate for these groups include emergency shelters, low barrier navigation centers, transitional housing, supportive housing, and single-room occupancy units. Special needs persons may also find housing opportunities in residential care facilities and group homes.

As part of the Governmental Constraints analysis, amendments were identified to the City's Zoning Ordinances to better facilitate a variety of special needs housing types, as required by state law.

The City will draft and adopt the following Zoning Ordinance amendments in compliance with state law :

- **Residential Facilities/Group Homes:** Amend the permit requirements for Community Care Facilities, Residential Facilities for the Elderly, and Hospices and clarify that only projects that include a housing type not allowed by right in the base zone (e.g., multiple units in a single-unit zone) or includes nonresidential accessory uses, will trigger the Use Permit requirements. The required findings for facilities serving seven or more individuals in a residential zone will be revised to ensure they are objective with approval certainty similar to other residential uses.
- **Low Barrier Navigation Centers:** Amend to allow Low-Barrier Navigation Centers (as defined in Government Code § 65660 (a)) in mixed-use and nonresidential zones permitting multi-unit uses.
- **Employee and Farmworker Housing:** Amend to categorize agriculture as an accessory use where allowed by zoning; thus clarifying that California Health and Safety Code §17021.8 does not apply and to allow agricultural employee housing as “employee housing” (as defined in Health and Safety Code § 17008) for six or fewer persons to be permitted without a Conditional Use Permit in all zones where single-unit residences are allowed.
- **Emergency Shelters:** Amend parking standards to comply with new state law parking provisions for emergency shelters.

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Program HE-5: Process Improvements

Since 2020, the City has been implementing discretionary and ministerial permit process improvements recommended by the Novak Consulting Group, Inc., (Novak Report, August 2020) guided by the City Council Land Development Team (LDT) Oversight Committee. In addition to the Novak Report, the Governmental Constraints analysis also identified City processes that potentially constrain housing projects, including multiple concept reviews and appealable actions. Through the City's LDT Oversight Subcommittee, the City will further study and if appropriate implement some of the process improvements recommended by the Novak Report as well as those identified in Governmental Constraints analysis including drafting Zoning Ordinance and other Municipal Code amendments for adoption to streamline the design review process, such as reducing the number of design review triggers and appealable actions for projects that require design review approval. Process improvements may be implemented in two phases starting with single unit residential, followed by multi-unit residential developments.

Program HE-8: Innovative Housing Types

The Housing Needs Assessment and demographic changes indicate a need for a variety of housing types to suit special needs households and different household compositions, changes in circumstances or incomes, and existing and future household needs. The City will conduct outreach to the American Institute of Architects, developers, and contractors for input on housing trends and review the Zoning Ordinance to determine if amendments are necessary to incentivize and facilitate innovative housing types, such as small units (single room occupancy/efficiency/micro units), multi-generational housing, universal designed housing (i.e., safe and accessible for everyone), live-work units, small and large family day care homes, shared housing, cooperative housing, and temporary housing (for use when the primary unit is destroyed or damaged). Based on the results of the outreach and review, the City will draft Zoning Ordinance amendments for adoption to increase the production of innovative housing types.

Historic Resources Element

Policy HR1: Protect Historic and Archaeological Resources. Protect the heritage of the City by preserving, protecting and enhancing historic resources and archaeological resources. Apply available governmental resources, devices and approaches, such as the measures enumerated in the Land Use Element of this Plan, to facilitate their preservation and protection.

Policy HR2: Ensure respectful and compatible development. Seek to ensure that all development within the City respects rather than detracts from individual historic and archaeological resources as well as the neighborhood and the overall historical character of the

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city. Assure compatibility of development, respect for the historical context of historical resources, and consideration of sustainable design alternatives where compatible.

Environmental Resources Element

Policy ER1: Climate Change. As applicable, private development and public facilities and services may be required to incorporate measures to minimize contributions to climate change and to adapt to climate changes anticipated to occur within the life of each project.

Policy ER1.3: Urban Heat Island Effect. Improve carbon sequestration and reduce the urban heat island effect by:

- a. Amending the Zoning Ordinance to establish standards that decrease impermeable surfaces and building areas relative to lot size;
- b. Providing incentives such as expedited permitting for building projects that incorporate green roofs; and
- c. Exploring possibilities for reducing standards for impermeable surfacing required by the Transportation Division and Fire Department.

Policy ER3: Decrease City's Global Footprint. In addition to promoting reduced unit size, building footprints and GHG emissions, and energy conservation, promote the use of more sustainable building and landscaping materials and methods.

Policy ER30: Enhance Visual Quality. Not only retain, but improve visual quality of the city wherever practicable.

Circulation Element

Goal 4: Increase Bicycling as a Transportation Mode. Develop a comprehensive system of bicycle routes which are integrated with other modes of transportation and which provide safe and efficient bikeways.

Policy CE4.2: The City shall work to expand, enhance, and maintain the system of bikeways to serve current community needs and to develop increased ridership for bicycle transportation and recreation.

Policy CE4.2.3: Encourage facilities for bicycle travel and parking in any future development, construction, or reconstruction projects during the review of new development and infrastructure improvements. Bicycle facilities can be achieved through methods such as:

- purchase, dedication, and other means of property acquisition,
- conditions of approval,

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- expanding the scope of maintenance projects, and
- enforcement of the Santa Barbara Municipal Code, Parking Section.

Policy CE4.2.6: Increase attractive, convenient, and secure bike parking and storage facilities on public property and encourage the provision of the same on private property. Continue to consider fully enclosed individual lockers and/or bicycle racks.

Goal 7: Increase Access by Optimizing Parking Citywide. Develop and implement innovative parking management strategies and a master parking plan that is consistent with the scale of surrounding neighborhood land uses, supports the land uses of the General Plan, and furthers the goals of the Circulation Element's Vision Statement.

Policy CE7.4 The City shall update its Parking Requirements and Design Standards to optimize its parking resources and to encourage increased use of alternative transportation.

Policy CE7.4.1 Incorporate innovative design standards, such as tandem parking, stacked parking, and valet parking.

Policy C7.6 Residential Off-site Parking. Amend the Zoning Ordinance to allow residential required parking off-site in commercial zones.