



**ADDENDUM TO PROGRAM ENVIRONMENTAL IMPACT REPORT
for the *Plan Santa Barbara* General Plan Update (SCH 2009011031)**

**FOR: CITY OF SANTA BARBARA 2013 ZONING MAP AND GENERAL PLAN
MAP AMENDMENTS**

May 23, 2013

This addendum to the certified Final Environmental Impact Report (FEIR) for the *Plan Santa Barbara* General Plan Update documents California Environmental Quality Act (CEQA) analysis for the proposed amendments to the City's Sectional Zoning Map (Zoning Map) and General Plan Map. The Zoning Map amendments are necessary to make zone classifications consistent with the General Plan Map adopted in 2011 or to address parcels bisected by zone classifications. The Zoning Map amendments were generally described and incorporated into the project description of the FEIR for the *Plan Santa Barbara General Plan Update*. The General Plan Map changes would amend the land use designations for parcels in several areas to be consistent with the historic zone classification or established land uses of an area. Associated changes to project impacts fall within the range of policy options, growth scenarios, and impacts studied in the FEIR, and do not raise new environmental issues.

EIR ADDENDUM PROCEDURES

This EIR Addendum is prepared in accordance with State CEQA Guidelines Sections 15168 (Program EIR) and 15164 (Addendum to an EIR).

Section 15168 provides that a Program EIR may be prepared on a series of actions characterized as one large project, such as a citywide General Plan update. This allows for a comprehensive consideration of policies and effects, and avoids later duplicative environmental analysis. When subsequent implementing actions are undertaken, the activities may be approved as within the scope of the Plan covered by the Program EIR when no new significant effects would occur.

Section 15164 provides that an Addendum to a previous EIR may be prepared to document changes that make the prior EIR adequate for the current project when the changes are not associated with new significant impacts or substantial increases in previously identified impacts.

The Guidelines provide that an EIR Addendum need not be circulated for public review, but is attached to the EIR. The decision-making body (City Council) considers the Addendum together with the certified EIR in making a decision on the project.

PRIOR ENVIRONMENTAL DOCUMENT

The Program Environmental Impact Report (EIR) for the 2011 General Plan Update was certified by the Planning Commission in September 2010 and by City Council in December 2011.

The General Plan Program EIR evaluated citywide effects on the environment from incremental growth to the year 2030 under General Plan policies and programs. The General Plan policies contemplate growth by the year 2030 of up to 1.35 million square feet of net additional commercial and other non-residential development and up to 2,800 additional housing units.

Class 1 Impacts

The EIR analysis identified significant traffic and climate change impacts that could not be fully mitigated (Class 1 impacts) from General Plan policies and citywide incremental growth to the year 2030. An increase from 13 to 20-26 roadway intersections at 77% or greater volume-to-capacity ratio was identified. Citywide greenhouse gas emissions were projected as increasing and therefore potentially not meeting State AB 32 emission targets for 2020 and then-undefined SB 375 regional targets.

The EIR also identified that these traffic and climate change impacts could potentially be substantially reduced with implementation of a robust expansion of transportation demand management measures including parking pricing. These mitigation measures were included in the General Plan but City Council found that providing an upfront commitment as to the extent and method and timing of implementation was not feasible. As such, full mitigation credit was not given for the purpose of CEQA impact analysis. In adopting the General Plan, the City Council adopted findings of overriding consideration that the benefits of the Plan outweighed these potential significant impacts, thereby finding these impacts to be acceptable.

An Addendum to the FEIR (6-18-12) for the proposed City Climate Action Plan documents further analysis of climate change demonstrating that impacts associated with citywide greenhouse gas emissions would be less than significant (Class 2).

Class 2 Impacts

The EIR analysis identified the following potentially significant impacts that could be mitigated to less than significant levels (Class 2 impacts): air quality (*diesel emissions*); biological resources (*upland and creek/riparian habitats and species*); geological conditions (*sea cliff retreat*); heritage resources (*effects of development on historic resources*); hydrology (*extended range sea level rise*); noise (*transportation noise*); open space (*loss or fragmentation of open space*); public utilities (*solid waste management*); and transportation (*intersections with roadway improvement mitigation; roadway corridor congestion*).

Identified mitigation measures associated with these impacts were incorporated into the General Plan as policies and programs.

Class 3 Impacts

The EIR analysis concluded that with policies and programs already in place, the following other impacts would be less than significant (Class 3 impacts): air quality (*consistency with Clean Air Plan for air quality standards; construction emissions*); biological resources (*grasslands; coastal resources; individual specimen trees*); geological conditions (*seismic, geologic, soil hazards*); hazards (*accident risks, wildfire; hazardous materials*); heritage resources (*archeological and paleontological resources*); hydrology and water quality (*development in floodplains and near creeks; storm water runoff; water quality of creeks, groundwater, coastal and marine water*); noise (*noise guidelines; mixed use nuisance noise; construction noise*); open space and visual resources (*scenic views; community character; lighting*); public services (*police; fire protection; parks and recreation; schools*); public utilities (*water*

supply, wastewater treatment); transportation (reduction in per capita vehicle commute trips – Class 4 beneficial).

Additional Environmental Analysis

The EIR also included detailed analysis of impacts associated with energy, climate change (both greenhouse gas emissions contributing to climate change, and climate change effects on the City), population and jobs/housing balance, and socioeconomic issues.

CHANGES IN ENVIRONMENTAL CIRCUMSTANCES

No substantial changes in environmental circumstances on the ground have occurred since the December 2011 General Plan adoption and EIR certification. No changes to relevant Federal or State regulations or guidelines have occurred.

CURRENT PROJECT DESCRIPTION: ZONING MAP AND GENERAL PLAN MAP AMENDMENTS

2013 Zoning Map Amendments

The 2011 General Plan Update process evaluated the potential nonresidential and residential growth under the adopted General Plan land use designations. The City's General Plan Map adopted in 2011 established the land use and density designations citywide. An important follow up implementation program is to amend the City's Sectional Zoning Map to be consistent with the approved General Plan land use designations. While the Zoning Map amendments necessary to bring zoning into consistency with the General Plan were not processed during the General Plan Update, they were incorporated into the project description of the FEIR for the *Plan Santa Barbara General Plan Update*.

The amendments to the City's Sectional Zoning Map of the City address parcels with:

1. Split zones (parcels bisected by different zoning designations) or parcels that have more than one zone, or
2. Inconsistency between the existing zoning and the 2011 General Plan map in terms of designations and residential densities, or
3. Historic boundary overlaps so that zoning and General Plan designations follow property boundaries.

Zoning Map amendments are proposed on 398 lots citywide or .02% of the approximately 24,000 lots in the City. The 2013 Zoning Map changes are located within the highlighted areas on Addendum Exhibit 1.

2013 General Plan Map Amendments

As part of the Zoning Map amendments effort, some properties are also proposed for a General Plan Map amendment in the case of a few split zoned parcels, to recognize existing zoning and established land uses of the area, or minor map clean up.

A total of 15 areas (94 parcels citywide) are proposed to be amended. The proposed amendments can be found on the Proposed 2013 General Plan Amendments which highlights only those areas with changes (Addendum Exhibit 2). A summary description of each of the proposed General Plan amendments is included in Addendum Exhibit 3.

The proposed Zoning Map and General Plan Map amendments do not change the contemplated growth policy analyzed of up to 1.35 million square feet of net additional commercial and other non-residential development and up to 2,795 additional housing units by the year 2030.

PROJECT IMPACTS AND MITIGATIONS

Environmental impacts under the amendments to the Zoning and General Plan Maps would be similar to those identified in the FEIR and Addendum for the 2011 General Plan. No changes from impact significance classifications identified in the FEIR (i.e., Class 1, 2, or 3 impacts) would result from the map amendments.

Most of the mitigation measures identified in the FEIR to reduce potentially significant impacts were incorporated into the final General Plan policies and programs. These measures address traffic congestion; greenhouse gas generation; highway diesel exhaust; upland, creek/riparian, and coastal habitats and species; coastal bluff retreat; hazardous materials collection facility capacity; historic resources; sea level rise; highway noise; open space; solid waste management facility capacity, and jobs/housing balance. The General Plan includes the slate of measures identified in FEIR Mitigation Measure Trans-2 for Transportation Demand Management (TDM), alternative travel modes, and parking pricing, but does not direct a robust expansion of these programs.

Transportation Impacts - The proposed Zoning Map amendments will bring the zoning into consistency with the approved General Plan. Areas classified on the General Plan for nonresidential land use and/or Low Density Residential, Medium Density Residential, Medium High Density Residential and High Density Residential will remain generally unchanged by the proposed zoning amendments. In the case where a rezone or General Plan land use amendment was not previously identified, it is for consistency with established zoning of the area or land uses that were part of the baseline when traffic was analyzed in 2008 and is not expected to significantly change the uses or trip distribution in an area.

The proposal to rezone and amend the General Plan from residential to C-O, Medical Office in the 500 block of Junipero would not change the projected impact traffic analysis. The change would reduce the allowable residential density for the affected parcels while allowing new commercial development. The 500 block of Junipero was included as part of the Cottage traffic sub areas. For purposes of EIR impact analysis, up to 38,610 future net new square feet of nonresidential square footage was assumed for the Cottage area as a whole. Even without the rezone or GP amendment, nonresidential uses can be allowed under certain permits. Allowing C-O medical office uses on this block under the amended designations would be within the scope of the EIR analysis.

The impact for the map amendments would be expected to be within the range of the original project (20-26 impacted intersections) studied in the EIR. The GPU traffic congestion impact remains significant (Class 1) for intersections not subject to feasible mitigation with Mitigation Trans-1 for roadway and signal improvements.

Other Impacts – Environmental impacts with the Zoning Map and General Plan Map amendments would be similar to those identified in the FEIR (for air quality, biological resources, heritage resources, hydrology and water quality, noise, open space and visual resources, public services, public utilities, and climate change effects). No changes from impact significance classifications identified in the FEIR (i.e., Class 1, 2, or 3 impacts) would result from refinements to the maps.

Most of the mitigation measures identified in the FEIR to reduce potentially significant impacts were incorporated into the final General Plan Update policies and programs. These measures address traffic congestion; greenhouse gas generation; highway diesel exhaust; upland, creek/riparian, and coastal

habitats and species; coastal bluff retreat; hazardous materials collection facility capacity; historic resources; sea level rise; highway noise; open space; solid waste management facility capacity, and jobs/housing balance.

CEQA FINDING

Based on the Addendum review of the 2013 Zoning Map and General Plan Map Amendments, in accordance with State CEQA Guidelines Section 15612, no Subsequent Negative Declaration or Environmental Impact Report is required for the project because the project setting, description, impacts, and mitigations do not involve new significant impacts or a substantial increase in the severity of impacts previously identified in the final General Plan Program EIR.

The certified Program EIR (SCH#2009011031) together with this addendum constitutes adequate environmental documentation in compliance with CEQA for the 2013 Zoning Map and General Plan Map Amendments.

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Reviewed by: Barbara R. Shelton Date: 4/30/13
Barbara Shelton, Environmental Analyst

References:

Certified Final EIR for *Plan Santa Barbara* General Plan Update (September 2010) and FEIR Addendum (December 2011).

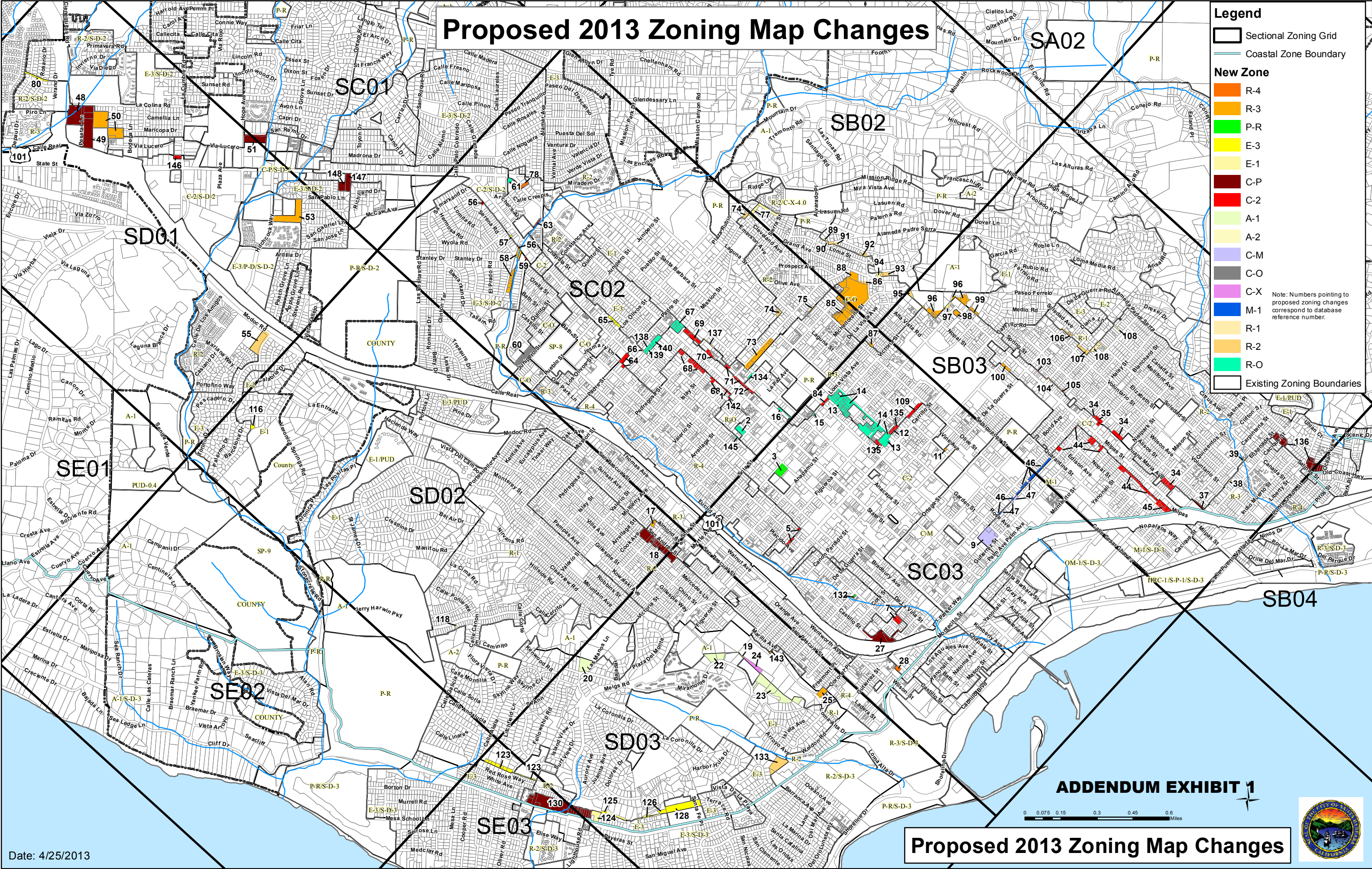
Addendum to Program Environmental Impact Report for the *Plan Santa Barbara* General Plan Update for draft City of Santa Barbara Climate Action Plan (June 18, 2012).

Addendum Exhibits

Exhibit 1. 2013 Zoning Map Amendments

Exhibit 2. 2013 General Plan Map Amendments

Exhibit 3. Summary Description of 2013 General Plan Map Amendments



Proposed 2013 Zoning Map Changes

Legend

Sectional Zoning Grid

Coastal Zone Boundary

New Zone

R-4

R-3

P-R

E-3

E-1

C-P

C-2

A-1

A-2

C-M

C-O

C-X

M-1

R-1

R-2

R-O










Existing Zoning Boundaries

Note: Numbers pointing to proposed zoning changes correspond to database reference number.

Proposed 2013 General Plan Map Amendments

Legend

Proposed General Plan Land Use Descriptions

-
- | | |
|---|--|
|  | Low Density Residential (Max 1 du/acre) |
|  | Low Density Residential (Max 5 du/acre) |
|  | Medium High Density Residential (15-27 du/acre) |
|  | High Density Residential (28-36 du/acre) |
|  | Office/Medium Density Residential (12 du/acre) |
|  | Office/Medium High Residential (15-27 du/acre) |
|  | Commercial/Medium High Residential (15-27 du/acre) |
|  | Commercial/High Residential (28-36 du/acre) |
|  | Institutional |

Note: Numbers pointing to proposed zoning changes correspond to database reference number.
* next to numbers represent zoning changes.

From Office/Medium Density Residential (12 du/acre) to Office/Medium High Residential (15-27 du/acre)

From Low Density Residential (Max 5 du/acre) to
Commercial/Medium High Residential (15-27 du/acre)

From Commercial/Medium High Residential (15-27 du/acre) to Medium High Density Residential (15-27 du/acre)

From Medium High Density Residential (15-27 du/acre) to Institutional

From Medium High Density Residential (15-27 du/acre) to
Office Medium Residential (12 du/acre)

From Commercial/Medium High Residential (15-27 du/acre) to Low Density Residential (5 du/acre)

From Medium High Density Residential (15-27 du/acre) to Commercial/Medium High Residential (15-27 du/acre)

From High Density Residential (28-36 du/acre) to
Commercial/High Residential (28-36 du/acre)

From Medium High Density Residential (15-27 du/acre) to Commercial/Medium High Residential (15-27 du/acre)

From Medium Density Residential (12 du/acre) to Commercial/High Residential (28-36 du/acre)

From Commercial/High Residential (28-36 du/acre) to Commercial/Medium High Residential (15-27 du/acre)

From Commercial/High Residential (28-36 du/acre) to High Density Residential (28-36 du/acre)

From Low Density Residential (Max 3 du/acre) to
Low Density Residential (Max 1 du/acre)

From Low Density Residential (Max 3 du/acre) to
Low Density Residential (Max 5 du/acre)

* From Medium Density Residential (12 du/acre) to Medium High Density Residential (15-27 du/acre)



A horizontal scale bar with tick marks at 0, 0.05, 0.1, 0.2, 0.3, 0.4, and 0.5. The word "Miles" is at the right end.

ADDENDUM EXHIBIT 2

Proposed 2013 General Plan Map Amendments



Addendum to Certified Final Environmental Impact Report
For the Plan Santa Barbara General Plan Update

Addendum Exhibit 3

Description of 2013 Amendments with General Plan Map and Zoning Map Changes

The following summarizes 2013 changes to the land use designations of the General Plan Map adopted in December 2011 and evaluated in the Certified Final Environmental Impact Report approved by City Council on December 1, 2011. The descriptions here are depicted on a map provided as Exhibit 2 to this Addendum.

Map #	General Location	Existing Zone	2013 Zone Amendments	Existing 2011 General Plan Land Use Designation	2013 General Plan Land Use Amended Designation	Description of Change
4	1200-1300 Block of De La Vina, between Victoria and Anapamu St. (33 parcels)	C-2, Commercial	C-2, Commercial	High Density Residential (28-36 du/ac) ¹	Commercial/High Residential (28-36 du/ac)	Existing zone classification is Commercial and existing land uses along De La Vina are commercial. Amending General Plan Map designation to reflect existing commercial zoning and land uses. Permitted residential density would remain the same - High Density (28-36 du/ac).
6	200 Block of W. De La Guerra, between De La Vina and Bath St. (7 parcels)	R-3, Multiple Family	R-3, Multiple Family	Commercial/High Residential (28-36 du/ac)	High Density Residential (28-36 du/c)	Existing zone classification is residential and existing land uses are residential. Amending General Plan Map to reflect existing zoning and land uses. Permitted residential density would remain the same – High Density (28-36 du/ac).
19	1300-1400 Block Kenwood Rd. (8 parcels)	E-1/A-1, One Family	E-1/A-1, One Family	Low Density Residential (Max 3 du/ac)	Low Density Residential (Max 3 du/ac) & Low Density Residential (Max 1 du/ac)	Existing zone and land use is single family. Maintain split zone. Amending General Plan to follow zone boundaries. Parcels will have split zone and split General Plan land use designations.
25	640 Coronel Pl. (1 parcel)	A-1/R-2, One Family and Two-Family	R-3, Multiple-Family	Medium Density Residential (12 du/ac)	Medium High Density Residential (15-27 du/ac)	Address split zone. A-1 portion is a steep hillside backing up to Loma Alta. The R-2 portion is the only R-2 area surrounded by R-3 and R-4 multi-family zoning. Amending General Plan consistent with recommended multi-family zone classification of the area.
35	915 E Gutierrez St. (1 parcel)	C-2/R-2, Commercial and Two-Family	C-2, Commercial	Medium Density Residential (12 du/ac)	Commercial/High Residential (28-36 du/ac)	Existing Commercial land uses. Clean up to address split zone. Rezoning R-2, Two family portion of lot to C-2, Commercial. Recommend amending General Plan to Commercial/High Residential consistent with the commercial land use and the C-2, Commercial zoning.

¹ Du/ac refers to residential density in dwelling units per acre.

Map #	General Location	Existing Zone	2013 Zone Amendments	Existing General Plan Land Use Designation	2011 General Plan Land Use Amended Designation	Description of Change
36	22 N. Milpas St. (1 parcel)	C-P, Restricted Commercial	C-P, Restricted Commercial	Commercial/High Residential (28-36 du/ac)	Commercial/Medium High Residential (15-27 du/ac)	General Plan Map clean up. C-P zoned properties citywide have a General Plan land use designation of Commercial/Medium High Residential. Existing land use is commercial.
52	23 Hitchcock Way (1 parcel)	C-P/SD-2, Restricted Commercial, Special District	C-P/SD-2, Restricted Commercial, Special District	Low Density Residential (Max 5 du/ac)	Commercial/Medium High Residential (15-27 du/ac)	General Plan Map clean up. C-P zoned properties citywide have a General Plan land use designation of Commercial/Medium High Residential. Existing land use is commercial.
60	500 Block Junipero (6 parcels)	R-3, Multiple Family	C-O, Medical Office	Medium High Density Residential (15-27 du/ac)	Office/Medium Density Residential (12 du/ac)	PC initiated General Plan Amendment and rezone to C-O, July 12, 2012. Amendment would allow less residential density and would allow medical office uses per C-O, Medical Office zone classification. 5 parcels are currently in residential use and one in commercial use.
61	1 W. Calle Crespis and 2900 Block of State St. (5 parcels)	R-O, SD-2, Restricted Office, Special District Calle Crespis, R-4, Multiple Family	R-O, SD-2 Restricted Office, Special District	Office/Medium Density Residential (12 du/ac)	Office/Medium High Residential (15-27 du/ac)	General Plan Map clean up. This area should be Office/Medium High Residential consistent with residential density of 15-27 du/ac allowed in R-O zones.
62	100 Block Calle Crespis (18 parcels)	R-4/SD-2, Multiple Family, Special District	R-4/SD-2, Multiple Family, Special District	Commercial/Medium High Residential (15-27 du/ac)	Medium High Density Residential (15-27 du/ac)	This area is all residential land uses. Amend General Plan consistent with zoning classification and residential land uses.
96	1130 N. Milpas St. (1 parcel)	E-1/R-3, One Family and Multiple Family	R-3, Multiple Family	Medium High Density Residential (15-27 du/ac)	Institutional	Santa Barbara Bowl property. PC initiated rezone and General Plan Map amendment on Nov. 1, 2012.
122	2323 Red Rose Way (1 parcel)	E-3/E-1, One Family	E-3/E-1, One Family	Low Density Residential (Max 3 du/ac)	Low Density Residential (Max 3 du/ac) & Low Density Residential (Max 5 du/ac)	This is a single family parcel with a split zone. Recommendation is to maintain the split zone. General Plan Map amendment for land use designation to follow zone boundary.
131	412 W. Mission (1 parcel)	C-P, Restricted Commercial	C-P, Restricted Commercial	Medium High Density Residential (15-27 du/ac)	Commercial/Medium High Residential (15-27 du/ac)	Existing land use is commercial gas station. Existing zone classification is commercial. General Plan Map amendment consistent with existing zoning and land use. C-P zoned properties citywide have a General Plan land use designation of Commercial/Medium High Residential.
141	11-15 E. Islay (9 parcels)	R-1, One Family	R-1, One Family	Commercial/Medium High Residential (15-27 du/ac)	Low Density Residential (Max 5 du/ac)	Existing zone classification is single family and existing land uses are residential. General Plan Map amendment consistent with existing zoning and land uses. The 5 du/ac General Plan land use designation is appropriate with the R-1 zone.

Map #	General Location	Existing Zone	2013 Zone Amendments	Existing General Plan Land Use Designation	2011 General Plan Land Use Amended Designation	Description of Change
142	1601 State St. (1 parcel)	R-4/C-2, Multiple Family, Commercial	C-2, Commercial	Medium High Density Residential (15-27 du/ac)	Commercial/Medium High Residential (15-27 du/ac)	Address split zone. Recommend rezone of back portion of this hotel parcel (El Prado) from R-4 to C-2. General Plan Map Amendment to follow adjusted zone boundary and existing land use.

Addendum Exhibit 3