

Executive Summary

Overview and Context

This final compilation of the Conditions, Trends and Issues (CTI) reports culminates the first phase of information gathering for the General Plan Update (GPU) 2030. The CTI reports:

- Describe City resources, public services and facilities;
- Highlight trends, policy conflicts or constraints; and
- Identify questions for discussion during the public participation phase of GPU 2030.

As we begin the process of looking forward to the next planning horizon (2010 – 2030), the most pressing and fundamental questions go right to the core of our community values. These questions involve the community’s overall desires and expectations about the character and quality of life of our city and region. Further, the City Charter policy to effectively utilize but not exhaust our resources is a continuing, overarching theme that requires that policies that promote environmental stewardship and livability. This must be a paramount consideration as the General Plan continues to evolve through the GPU 2030 process.

Key Land Use Issues

While current physical development trends achieve a great many of the objectives of the City’s General Plan Housing and Circulation Elements, the escalating price of newly constructed residential units is causing many to question whether these objectives

need to be revisited. Questions are also being raised as to how well the existing policy framework is guiding the development review process. Some of these include:

- How to reconcile the need for housing as articulated by the Housing Element with the constraints of our street and circulation system without regrading neighborhoods and quality of life?
- How to locate development and encourage redevelopment in a manner that takes advantage of transit and other transportation alternatives?
- What are appropriate development standards for residential development in commercial zones given that the majority of new housing is being built Downtown and along commercial corridors?
- How to provide additional park, open space and public service needs in those areas of the city most likely to accommodate future residential development?
- How to provide clear policy guidance for future land use decisions and still provide flexibility for special needs and circumstances?

Themes and Inter-Relationships

These CTI baseline reports also begin to reveal common themes and inter-relationships, such as:

- Charter Section 1507 calls for land use decisions that reflect the need to “live within our resources.” Is a continuation of Measure E the best way to

determine which projects can move forward given limited public service and resource capacity?

- Increasing housing prices continue to impact socioeconomic conditions (e.g. job recruitment and retention) as well as traffic conditions along Highway 101, as more of the local workforce chooses to live outside the South Coast. Given market realities, how can the GPU respond to these changing conditions on both a local and regional level?
- The large majority of multi-family housing being proposed and approved is located in non-residential zones, particularly in the Downtown and Outer State Street areas. Much of the new housing is not affordable to people who live and work in those areas. What are the intended and unintended consequences of continuing this trend and how should the General Plan Update respond?
- The community clearly supports improved water quality, clean beaches and sound watershed planning, as evidenced by the passage of Measure B. Further, the federal Clean Water Act now mandates closer regulation and monitoring of non-point source pollution. How can the GPU process better integrate water quality monitoring, creek restoration efforts, and storm water infrastructure planning, and promote private landowner stewardship?
- The City is beginning to explore “green building” techniques. In addition to energy efficiencies, “green buildings” also conserve water, minimize air pollution, reduce the use of hazardous materials, and maximize waste reduction. In short, “green building” techniques are not only consistent with the policy of “living within our resources” but also promote sustainable development. Should the GPU establish a more comprehensive sustainable development program that also addresses the economic effects of implementing such a program?
- The increasing cost of maintaining public infrastructure and providing adequate public services will continue to underpin the quality of life in Santa Barbara. How can the GPU address the need for new revenue sources to address unmet capital and service needs?

Over the past decade, the City’s non-residential growth management program has effectively focused development on the re-use and revitalization of existing buildings as well as the development of new housing in commercial areas. However, this approach

to growth management has not necessarily limited job growth and creation. Further, impacts of growth from outside the city & region exacerbate strains on our infrastructure and resources. While the CTI reports found that most resources and public services have adequate capacity today, across-the-board fiscal constraints are significant current and future issues.

The charter policy to “live within our resources” points to need for increased stewardship and more sustainable policies. Future growth alternatives for the 2010 — 2030 planning period will need to be tested for impacts on resources and inter-relationships. These issues and more will be discussed during the GPU public participation process in 2005-2006.

Resource & Public Services Assessment - Summary Chart

The following chart summarizes the major findings and issues of the GPU 2030 CTI Reports. These reports compile information on existing resource and public service conditions in the City. The reports provide an assessment of the current supply and demand for resources and services. The assessment sets the stage for the GPU 2030 discussions of future growth and development alternatives.

The charts provide a summary assessment of each topic on resource availability, major findings & issues as well as fiscal considerations. The topics are presented in the order that they appear in the final CTI report compilation and include:

RESOURCES

- Air Quality
- Creeks & Storm Drain System
- Land Use & Housing
- Noise
- Parks and Recreation
- Sanitary Sewer
- Solid and Hazardous Waste Management
- Transportation & Circulation
- Water Supply

PUBLIC SERVICES

- Fire Protection Services
- Library Services
- Police Services
- Public Buildings & Facilities
- Schools

RESOURCES

AIR QUALITY	
Resource Availability / Conditions	<ul style="list-style-type: none"> ▪ Santa Barbara County is in attainment for all federal standards. ▪ Santa Barbara County is in attainment for all state standards <u>except</u> the one-hour ozone and particulate matter (PM10) standards.
Findings & Issues	<ul style="list-style-type: none"> ▪ 2004 was one of cleanest years on record for County. ▪ Largest source of human-generated onshore air pollution is motor vehicles (City & County). ▪ Much of forecasted increases in air pollutants come from increases in Outer Continental Shelf (OCS) marine shipping. No local control over OCS shipping pollutants. ▪ Population and vehicle miles traveled (VMT) expected to increase. ▪ Consider sensitive receptor setbacks from freeway, industrial uses. ▪ Local energy consumption has increased. ▪ Consider adequacy of one monitoring station for City.
Fiscal Considerations	Unknown.
CREEKS & STORM DRAIN SYSTEM	
Resource Availability / Conditions	<ul style="list-style-type: none"> ▪ The City has five water bodies / areas that do not meet Federal Clean Water Act standards. ▪ Increasing community concern about polluted urban runoff, unhealthy beach swimming conditions, and the loss of natural riparian areas resulted in the passage of a 2000 ballot measure that increased the hotel transient occupancy tax (TOT) from 10 to 12 percent to fund creek restoration programs.
Findings & Issues	<ul style="list-style-type: none"> ▪ Need for comprehensive plans to address watersheds and storm drains. ▪ Desire to daylight creeks and drainages for water quality, open space and biological benefits. ▪ Greater cooperation & coordination needed between City Departments. ▪ City's Draft Storm Water Management Program is under review. ▪ Balancing growth and protection goals. ▪ Reversing trend of impervious surfaces.
Fiscal Considerations	<ul style="list-style-type: none"> ▪ Measure B (TOT) funding available for watershed planning. ▪ Storm drain planning not currently funded.
LAND USE & HOUSING	
Resource Availability / Conditions	<ul style="list-style-type: none"> ▪ Limited supply of vacant land. ▪ Constrained by ocean, National Forest, Montecito and Hope Ranch / Goleta.

Findings & Issues	<ul style="list-style-type: none"> ▪ Measure E has been successful at limiting commercial growth, emphasizing residential development and encouraging revitalization of under-utilized sites (infill). ▪ Current development patterns reflect existing plans and policies. ▪ Need to address Outer State Street housing, pedestrian, transit, creek and open space issues. ▪ Future strategies include potential redevelopment of La Cumbre Plaza as an “Urban Village” and Chapala / De la Vina / Milpas Corridor Specific Plans. ▪ Protection of M-1 industrial areas while considering change of allowed uses in targeted areas. ▪ Reconsideration of restrictions for second units in single family zones. ▪ 85% of pipeline units are in commercial zones; 10% are in multi-family zones: <ul style="list-style-type: none"> ▪ Represents successful Implementation of Circulation and Housing Elements. ▪ Highlights need for new / different residential development standards for commercial zones. ▪ Evaluate development trends (density and location) for consistency with the Land Use Element. ▪ Re-defining the City’s Sphere of Influence. ▪ Future annexations (Las Positas Valley; Eastern Goleta Valley). ▪ Regional planning
Fiscal Considerations	GPU 2030 will include an Economic Symposium to evaluate last 15 years and discuss future economic trends.
NOISE	
Resource Availability / Conditions	<ul style="list-style-type: none"> ▪ Most of City has ambient background noise levels between 50 and 70 dBa.
Findings & Issues	<ul style="list-style-type: none"> ▪ Most significant noise sources are road traffic, rail traffic and airport noise. ▪ Given that most new development is infill, noise environment is generally expected to remain the same. ▪ Exterior noise exposure guidelines difficult to meet for Downtown and mixed-use housing (90% of pipeline units). ▪ Determine appropriate noise standards for residential uses Downtown and in commercial areas. ▪ Conflicts exist between entertainment and overnight uses Downtown. ▪ Consider different short-term construction impacts for urban & suburban areas. ▪ Determine how much ambient noise increase constitutes an impact.
Fiscal Considerations	None.

PARKS & RECREATION	
Resource Availability / Conditions	<ul style="list-style-type: none"> ▪ There is a current unmet need for parkland and recreational facilities in some areas. ▪ The unmet need is greatest for neighborhood and community parks. ▪ Currently there is an uneven distribution of parkland in the City and a duplication of services in some areas.
Findings & Issues	<ul style="list-style-type: none"> ▪ The City is a major regional provider of parks, facilities and programs; 30% of City recreation program users are not City residents. ▪ The biggest challenges to the Parks Division are to: <ul style="list-style-type: none"> ○ Minimize deferred maintenance and replace facilities as they become worn or outdated, and ○ Maintain park facilities to adequate levels within existing funding resources. ▪ Basic maintenance at parks is occurring. ▪ Basic infrastructure improvements are being deferred. A deferred maintenance improvement program is needed. ▪ Increased population density downtown through small and large infill projects will increase demand for parks and open space. ▪ Revenue-generating uses must not over-shadow passive uses or City recreation programming.
Fiscal Considerations	<ul style="list-style-type: none"> ▪ Most programs operate at a deficit and are subsidized by the General Fund. ▪ Identify new revenue sources for maintenance and acquisition.
SANITARY SEWER	
Resource Availability / Conditions	<ul style="list-style-type: none"> ▪ Technological improvements have resulted in adequate capacity: ▪ Average use = 8.5 million gallons per day (77% of capacity) ▪ Capacity = 11.0 Million gallons per day ▪ Inflow & Infiltration (I&I) problematic during wet weather; Spills occur during very heavy rainfall or extended duration rains
Findings & Issues	<ul style="list-style-type: none"> ▪ Inflow & Infiltration improvement programs implemented but difficult to quantify. ▪ Efforts to repair, rehabilitate or replace private sewer lines (i.e., laterals) are minimal to non-existent. Private laterals comprise

Fiscal Considerations	<ul style="list-style-type: none"> ▪ 10-Year plan identifies \$26.5 million capital needs program and will require annual 4% fee increases. ▪ Identify new revenue sources if additional treatment is determined to be beneficial.
SOLID & HAZARDOUS WASTE MANAGEMENT	
Resource Availability / Conditions	<ul style="list-style-type: none"> ▪ 15 year capacity at Tajiguas Landfill at current growth rate. ▪ City's Transfer Station capacity is 550 tons / day. Current usage rate is 300 tons / day.
Findings & Issues	<ul style="list-style-type: none"> ▪ City contributes 49% of total waste at Tajiguas Landfill. ▪ Need for expanded residential hazardous waste materials storage site but siting of hazardous waste disposal is difficult. ▪ Need for expanded recycling and diversion programs which currently divert approximately 51% of total waste stream. ▪ Need for a long-term sustainable regional waste management plan. ▪ Recent study found no land available on South Coast for post-Tajiguas landfill options.
Fiscal Considerations	Additional funding is needed for new programs to increase and expand diversion and recycling.
TRANSPORTATION & CIRCULATION	
Resource Availability / Conditions	<ul style="list-style-type: none"> ▪ Highway 101 significantly impacted in both directions. ▪ Local streets are functioning well within the established service efficiency standards with the exception of freeway interchanges and the corridors leading to the freeway.
Findings & Issues	<ul style="list-style-type: none"> ▪ Circulation Element Implementation prioritizes pedestrian, bikes, transit and traffic calming. ▪ Urban Design Guidelines are being implemented through approvals of Downtown housing and mixed use projects. ▪ Neighborhood Traffic Management Plans have included residents in the discussion of traffic on residential streets. ▪ Traffic and parking issues are increasingly becoming challenges for individual projects in neighborhoods. ▪ Validity of traffic methodology, analysis and ITE assumptions being questioned by the community. ▪ 101 in Motion being looked to for resolution of Highway 101 traffic issues on a regional basis. ▪ Need to re-consider policies on acceptable intersection levels of service.

Fiscal Considerations	<ul style="list-style-type: none"> ▪ Increased funding needed for transit operating subsidies and alternative modes. ▪ Measure D re-authorization is imperative for local streets and regional transit. ▪ Future of State Transportation funding unknown. ▪ County split vote could significantly affect allocation of funds.
WATER SUPPLY	
Resource Availability / Conditions	<ul style="list-style-type: none"> ▪ Not a short-term constraint assuming continuation of conservation measures, and with state water and desalination plant as backup. ▪ Available supply is 16,400 AFY with another 10% safety margin (1,800 AFY) = 18,200 AFY total. ▪ City’s diverse water supply sufficient to meet current population growth patterns, conservation levels and supply
Findings & Issues	<ul style="list-style-type: none"> ▪ Determine if the 10% safety margin is adequate. ▪ Monitor feasibility of State water availability. ▪ Historically, water supply has limited growth for city and region.
Fiscal Considerations	<ul style="list-style-type: none"> ▪ Fiscal costs become an issue when more expensive sources are needed to meet supply such as re-commissioning the desalinization plant or State water.

PUBLIC SERVICES

FIRE PROTECTION SERVICES	
Resource Availability / Conditions	<ul style="list-style-type: none"> ▪ In 35 years, the number of firefighters and stations has remained fairly static while population and number of emergency calls have increased significantly.
Findings & Issues	<ul style="list-style-type: none"> ▪ Response time to emergency medical calls is less than 4 minutes 95% of the time ▪ Response time to structural fire calls is less than 6 minutes 95% of the time. ▪ A major wildland fire occurs on average every 10 years. ▪ Funding for implementation of Wildland Fire Plan is priority. ▪ Medical response = 64% of calls. <ul style="list-style-type: none"> ○ Demographic changes likely to increase % medical calls ○ Tourism also increases need for medical services. ▪ Emergency access issues in Hillside areas.
Fiscal Considerations	<ul style="list-style-type: none"> ▪ Funding needed to improve some localized water system - deficiencies. ▪ Implementation of Wildland Fire Plan currently under-funded.
LIBRARY SERVICES	
Resource Availability / Conditions	<ul style="list-style-type: none"> ▪ The City owns and maintains the Central Library, Eastside branch and the bookmobile. ▪ Six other branch libraries are funded by the County and City of Goleta (one branch). ▪ The City also participates in the regional Black Gold Cooperative Library System.
Findings & Issues	<ul style="list-style-type: none"> ▪ Libraries are being used to shelter homeless and as de-facto child care for youth. ▪ Funding levels decreasing, especially outside of city limits. ▪ Demographic and technological changes will affect demand and expectations of libraries. ▪ Regional equity issues may be further exacerbated by funding cuts outside of City. ▪ Annexations may also shift distribution of revenues ▪ Public & private community partners needed to increase marketing and effectiveness. ▪ City funds \$35.95 per capita annually; outside city limits funding levels drop to \$8.80 per capita.
Fiscal Considerations	<ul style="list-style-type: none"> ▪ Expenditures lowered 10.7% in 2004 due to cuts in State funding. ▪ Increased funding needed just to maintain existing service levels.

POLICE SERVICES	
Resource Availability / Conditions	<ul style="list-style-type: none"> ▪ City operates with 1.58 officers per 1,000 in population. Mean average ratio for similar sized cities is 1.61 officers. ▪ Daytime population increases estimated from 40,000 to 100,000 people a day, depending on the time of year. <ul style="list-style-type: none"> ○ Ratio of officers to 1,000 persons reduced to a range of .75 to 1.1 per 1,000.
Findings & Issues	<ul style="list-style-type: none"> ▪ 90% of calls responded to in less than 4 minutes. ▪ Lack of appropriate facilities (i.e., Police Headquarters) is the most pressing constraint for Police Department. ▪ Increased demand for service from youth and Downtown entertainment uses. ▪ Bulk of police resources utilized by: <ul style="list-style-type: none"> ○ Mentally ill ○ Youth ○ Patrons of Downtown entertainment establishments.
Fiscal Considerations	<ul style="list-style-type: none"> ▪ Current budget calls for developing a long-term strategy to address Police facility needs.
PUBLIC BUILDINGS & FACILITIES	
Resource Availability / Conditions	<ul style="list-style-type: none"> ▪ Many public buildings are over-crowded. Most notably: ▪ The Police Headquarters at 215 E. Figueroa ▪ Facilities at 630 Garden Street.
Findings & Issues	<ul style="list-style-type: none"> ▪ Need for a Public Facilities Master Plan that would determine: <ul style="list-style-type: none"> ○ Highest and best use for City land/facilities ○ Appropriate locations ○ Acceptable levels of service ○ Funding priorities ▪ Historically high standard and expectations for design and maintenance. ▪ Significant list of unfunded needs. ▪ Increase in population growth will increase demand for services and space requirements. ▪ Need to establish a Green Building program for public buildings.
Fiscal Considerations	<ul style="list-style-type: none"> ▪ \$64 million shortfall – unfunded capital needs

SCHOOLS	
Resource Availability / Conditions	<ul style="list-style-type: none"> ▪ High enrollment conditions exist at Franklin, McKinley, Washington and Monroe Elementary Schools. ▪ Overall elementary enrollment declining. ▪ Downtown elementary school needed for 500 students to meet demand and to allow more children to attend school in their neighborhood.
Findings & Issues	<ul style="list-style-type: none"> ▪ An update to the 2003 Facilities Master Plan is expected in Summer 2005. ▪ Some joint use agreements exist but there is need and potential for increased cooperation. ▪ City and School District adopted Joint Resolution to work cooperatively on projects mutual interest (2002). Current efforts include: <ul style="list-style-type: none"> ○ Finding more space for classrooms, recreational facilities and other community needs; ○ Providing opportunities to better utilize public land and facilities ▪ SB City College experienced a 19% increase in growth from 2000-2004 generating increased impacts to housing, traffic and parking. ▪ UCSB is largest employer on South Coast. ▪ 8% of UCSB students live in City of Santa Barbara.
Fiscal Considerations	<ul style="list-style-type: none"> ▪ Both elementary and high school districts have significant future capital costs just to provide adequate student facilities. ▪ Districts have limited financial options for addressing facility needs