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Commissioner Harwood A. White, Jr.

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Commissioner Charmaine Jacobs  
Commissioner Addison S. Thompson

**SPECIAL PLANNING COMMISSION WORK SESSION  
AGENDA**

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**FAULKNER GALLERY  
MAIN CITY LIBRARY – 40 E. ANAPAMU STREET  
MONDAY, APRIL 7, 2008  
3:30 – 7:30 P.M.**

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*Website: [www.SantaBarbaraCa.gov](http://www.SantaBarbaraCa.gov)*

**I. NOTICES:**

- A. **TV BROADCAST:** This special work session of the Planning Commission will be broadcast live on City TV-18 or on your computer via [www.santabarbaraca.gov/Government/Video/](http://www.santabarbaraca.gov/Government/Video/) and then clicking *City TV-18 Live Broadcast*. City TV-18 will rebroadcast this meeting in its entirety on Tuesday at 9:30 a.m., Sunday at 8:00 p.m., and again on the following Tuesday at 9:30 a.m.
- B. **AMERICAN WITH DISABILITIES ACT:** In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Planning Division at (805) 564-5470. Notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements.
- C. **AGENDAS, MINUTES and REPORTS:** Copies of all documents relating to this agenda are available for review at 630 Garden St. and posted online at [www.SantaBarbaraCa.gov/pc](http://www.SantaBarbaraCa.gov/pc) and [www.youplansb.org](http://www.youplansb.org).

**II. PUBLIC COMMENT:**

Comments from members of the public pertaining to items not on this agenda. [Due to time constraints, each person is limited to a maximum of two (2) minutes.]

**III. SPECIAL WORK SESSION:**

***Plan Santa Barbara Development Trends Work Session***

- A. Welcome & Introduction: Daniel Isofano/MIG Public Participation Consultant
- B. Staff Presentation: Bettie Weiss, City Planner, Robert Dayton, Principal Planner, Beatriz Gularte, Project Planner

Overview & Discussion Framework  
Living Within Our Resources  
Community Character  
Transportation  
Housing  
Environment & Sustainability  
Economics, Facilities & Services, Regional Collaboration

- C. Commission Discussion
- D. Public Comment
- E. Conclusion & Next Steps

**IV. ADJOURNMENT:**



# City of Santa Barbara California

## PLANNING COMMISSION STAFF REPORT

**REPORT DATE:** March 24, 2008  
**AGENDA DATE:** April 7, 2008  
**PROJECT:** *Plan Santa Barbara: Development Trends*  
**TO:** Planning Commission  
**FROM:** Planning Division, (805) 564-5470  
Bettie Weiss, City Planner *BLW*  
John Ledbetter, Principal Planner  
PlanSB team members: Bea Gularte, Barbara Shelton, Liz Limon,  
Peggy Burbank, Adam Nares

### RECOMMENDATION:

1. Receive a report and presentation on recent development trends under current planning policies.
2. Hold a work session on the trends and their relationship to questions on growth.
3. Provide comments and direction to staff for the upcoming community workshops on the implications of these development trends for future planning.

### BACKGROUND:

In February 2008 the City Council and Planning Commission gave their support to a revised approach for the *Plan Santa Barbara* (PlanSB) project with the first steps in the Round II Outreach and Policy Development Process to be a Planning Commission work session and two community workshops on recent development trends.

"...[T]he purpose of the worksession will be to review and discuss the policy context and development trends since 1990, how much development is in pending review and approval, receive public input to complete the picture of where we are, and focus on areas of change. The worksession will then consider what implications the City's development trends may portend for the future and pose questions regarding the major issues that will face the community over the next 20 years. Finally, staff will present a set of Sound Community Planning Principles and associated map overlays as a starting point to address these major community issues.

"Following this worksession, staff and the PlanSB outreach consultants MIG will conduct two Development Trends workshops in April (same format, different days) to explore these implications with the community and how they could be addressed by Sound Community Planning Principles, and eventually through policy changes to the General

Plan. Questions, ideas, and weighing options as to how much growth (both non-residential and residential), where should it occur, and what it should look like will be central to these discussions. In addition, other related issues with respect to the environment, the sense of community, transportation, the economy, sustainability, public facilities & services, and community health will all be discussed to some degree.”

The two Development Trends Community Workshops will take place on Saturday morning April 19<sup>th</sup> (9:00 a.m. to Noon) and Wednesday evening April 23<sup>rd</sup> (6:00 to 9:00 p.m.) Both of these workshops will also be held at the Faulkner Gallery.

### **DEVELOPMENT TRENDS REPORT:**

The attached report contains the synthesis of recent development trends. Data has been extracted from the City’s electronic permit tracking system, from countless historic project staff reports and from a long list of past planning documents (which are cited in the report). The data was compiled into a series of spreadsheets used for statistical analysis and from which the GIS maps and graphics were created.

Information on the City’s website @[www.YouPlanSB.org](http://www.YouPlanSB.org) includes the Development Trends Report and additional info used to complete the report.

At the Work Session, Planning Division staff will provide a powerpoint presentation on the trends identified in the Development Trends Report. The attached framework for discussion provides a structure to consider the information from the Development Trends Report to be used by the Commission when considering how the eight planning goals set out by Council for the PlanSB process are reflected in the results of policy or development that has occurred during the last 18 years. Further, the implications of the past trends or results for the future will be discussed and the Commission will be asked to provide direction for policy adjustment ideas. This discussion is intended to set the stage for the community workshops to follow in which key questions on growth will also be examined.

#### Exhibit:

- A. Development Trends Report, March 2008 (previously distributed)
- B. Plan Santa Barbara Discussion Framework

**Plan Santa Barbara Discussion Framework – Working Draft  
Development Trends Planning Commission Work Session – April 7, 2008**

	LIVING WITHIN OUR RESOURCES	COMMUNITY CHARACTER	TRANSPORTATION	HOUSING	ENVIRONMENT & SUSTAINABILITY	ECONOMY	SERVICES AND FACILITIES	REGIONAL COLLABORATION
<b>PLANNING GOALS (TARGETS)</b> <b>COUNCIL GOALS (as amended March 2005)</b>	Live within resources by balancing development with available resources and promoting sustainable, pedestrian scale, transit-oriented development.	Maintain the unique character and desirability of Santa Barbara as a place to live, work, and visit.	Provide safe and convenient transportation through improved transit, circulation and parking	Affordable to all economic levels while protecting neighborhood character	Develop explicit environmentally sustainable policies.	Ensure a strong economy that provides the revenue base necessary for essential services and community enhancements.	Provide adequate services and facilities.	Advance regional thinking, collaboration and solutions.
<b>COMMUNITY INPUT SUMMARY REPORT</b>								
<b>RESULTS 1990-2007 (WHAT HAPPENED)</b>								
<b>POLICIES/PROGRAMS RESULTS/TRENDS</b>								
<b>OVERALL IMPLICATIONS OF TRENDS</b>								
<b>CONSIDERATIONS AND ADJUSTMENTS (EXAMPLES)</b>								

**LIVING WITHIN OUR RESOURCES**

<p><b>PLANNING GOALS (TARGETS)</b></p>	<p><b>COUNCIL GOALS (AS AMENDED MARCH 2005)</b>                  Live within resources by balancing development with available resources and promoting sustainable, pedestrian scale, transit-oriented development.</p> <hr/> <p><b>2007 COMMUNITY INPUT SUMMARY REPORT</b></p> <ul style="list-style-type: none"> <li>• Future growth and development needs to be considered within the context of Living Within Our Resources</li> <li>• Preserve our quality of life in balance with other community values and priorities</li> </ul>
<p><b>RESULTS 1990-2007 (WHAT HAPPENED)</b></p>	<p><b>POLICY/PROGRAMS</b></p> <ul style="list-style-type: none"> <li>• Implemented Measure E, limiting commercial growth, including Development Plan Ordinance and findings on traffic, water, and housing</li> <li>• Transfer of Existing Development Rights (TEDR) Ordinance</li> <li>• Adopted Circulation Element</li> <li>• Mixed Use Zoning Package</li> <li>• Variable Density standards extended to commercial zones</li> <li>• Initiated Transitional Area Rezone Study</li> <li>• M-1 Area Survey, considered artist/live work and affordable housing</li> <li>• Economic Development Plan</li> <li>• Downtown Waterfront Vision Report</li> <li>• Historic Preservation Work Program</li> <li>• HRC (Hotel and Related Commerce)/OC (Ocean Oriented Commercial) Local Coastal Plan Amendment</li> <li>• Harbor Master Plan</li> <li>• Measure B and Creeks Program</li> <li>• Urban Design Guidelines</li> <li>• Upper State Street Study</li> <li>• Sustainable Santa Barbara</li> <li>• Pedestrian and Bicycle Master Plans</li> <li>• Energy Ordinance</li> </ul> <p><b>RESULTS/TRENDS</b></p> <ul style="list-style-type: none"> <li>• Used less than 3 million s.f.</li> <li>• Demolished +500,000 non-residential s.f. that was not replaced with non-residential</li> <li>• Added 260,141 minor additions</li> <li>• Processed 85 new mixed use projects, mainly downtown, Eastside and Upper State</li> <li>• Processed 29 pending and approved 3-4 story mixed use projects and 18 built</li> <li>• Lost some local businesses, more chain stores</li> <li>• Developed mixed use w/ less commercial and more residential</li> <li>• Developed mixed use along main commercial corridors</li> <li>• Developed larger taller mixed use buildings since 2000</li> <li>• Processed larger residential condos as opposed to early 1990's smaller units w/more rentals</li> <li>• Constructed some projects with less parking</li> <li>• Requests by public and review boards for more, stronger guidelines to limit growth and larger buildings</li> <li>• "Revitalization" of commercial areas, older buildings and vacant sites being redeveloped</li> </ul>
<p><b>OVERALL IMPLICATIONS OF TRENDS</b></p>	<p>Measure E and the corresponding Charter Section 1508 has slowed the pace of commercial growth and regulating its impact on community resources. This foundational policy has increased the number of smaller projects and promoted the revitalization of existing commercial parcels. The limitations of the availability of commercial square footage combined with implementation of the Variable Density Ordinance and market housing prices has accomplished the desired increase in mixed-use projects. The unintended consequence, however, has been large and expensive condominium units that are not attainable to Santa Barbara's workforce.</p>

## Plan Santa Barbara Discussion Framework – Working Draft

<b>CONSIDERATIONS &amp; ADJUSTMENTS (EXAMPLES)</b>	<ul style="list-style-type: none"><li>A. Extend Measure E and divide into categories with:<ul style="list-style-type: none"><li>1. Re-establish Measure E with 3 million s.f., or</li><li>2. Establish remaining 1.4 million + 600,000 for small additions, or</li><li>3. Establish remaining 1.4 million (Pending. Approved, and Unallocated s.f.), or</li><li>4. Establish less than 1.4 million</li></ul></li><li>B. Create new mixed use standards to include:<ul style="list-style-type: none"><li>1. Unit size limits</li><li>2. Setbacks</li><li>3. More open space</li><li>4. Improved Urban Design Guidelines</li></ul></li><li>C. Update zoning ordinance and consider form-based codes and area studies</li><li>D. Consider "commercial" overlay zone in certain areas for preservation of commercial uses</li><li>E. Generate an Economic Study and standards for specific non-residential land uses (sustainability)</li><li>F. Include build-out assumptions for potential annexations</li><li>G. Others...</li></ul>
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**COMMUNITY CHARACTER**

<p><b>PLANNING GOALS (TARGETS)</b></p>	<p><b>COUNCIL GOALS (AS AMENDED MARCH 2005)</b>                  Maintain the unique character and desirability of Santa Barbara as a place to live, work and visit.</p>
	<p><b>2007 COMMUNITY INPUT SUMMARY REPORT</b></p> <ul style="list-style-type: none"> <li>• Preserve our historic character</li> <li>• Retain small-town intimate feel</li> <li>• Appropriate size and scale</li> <li>• Walkable town</li> <li>• Increase urban landscaping, open space</li> <li>• Maintain scenic views</li> </ul>
<p><b>RESULTS 1990-2007 (WHAT HAPPENED)</b></p>	<p><b>POLICIES/PROGRAMS</b></p> <ul style="list-style-type: none"> <li>• Historical districts; designated landmarks; historical surveys; demolition ordinance; Historical Resources evaluation guidelines</li> <li>• Urban Design Guidelines</li> <li>• Architectural Board of Review (ABR) and Historic Landmarks Commission (HLC) Guidelines</li> <li>• Chapala Street Design Guidelines</li> <li>• Neighborhood Preservation Ordinance</li> <li>• Pedestrian Master Plan</li> <li>• Outdoor Lighting Design Guidelines</li> <li>• Upper State Street Study</li> <li>• Art in Public Places and Cultural Arts District</li> <li>• Farmer's Markets</li> <li>• Concerts/Events/Festivals</li> </ul> <p><b>RESULTS/TRENDS</b></p> <ul style="list-style-type: none"> <li>• Completion of the State Street sidewalks and landscaping</li> <li>• Revitalization of aging buildings</li> <li>• Improved accessibility to pedestrians with more paseo design features built into projects</li> <li>• Increase in number of buildings constructed in the Spanish Revival style</li> <li>• Increased pedestrian activity in the Downtown</li> <li>• Increase in the number of tall buildings</li> <li>• Larger mixed-use buildings Downtown replacing smaller development</li> <li>• Less landscape and open space provided with bigger buildings in the Downtown</li> <li>• Loss of some mountain views</li> <li>• Affordable housing projects have been well designed and are model buildings</li> </ul>
<p><b>OVERALL IMPLICATIONS OF TRENDS</b></p>	<p>Santa Barbara has seen more buildings constructed in the Spanish Revival style. Measure E has focused on redevelopment and restoration of existing commercial parcels and buildings and in-fill parcels. Mixed-use projects are resulting in increased population living downtown. Some of the larger buildings are not appropriately scaled and have detracted from the small town feel of the community, and affected openness and views. The market rate residential units within mixed-use projects are larger buildings and priced beyond the reach of the workforce. The City supported the construction of some well designed Affordable housing. Mixed-use housing policies to provide live/work opportunities have for the most part not been as successful because of market forces and large size of units.</p>
<p><b>CONSIDERATIONS &amp; ADJUSTMENTS (EXAMPLES)</b></p>	<ol style="list-style-type: none"> <li>A. Establish landscape requirements provision between the sidewalk and the building</li> <li>B. Control the unit size of housing in mixed-used and multi-family projects</li> <li>C. Reconsider building setback standards in commercial areas</li> <li>D. Require more public usable open space with larger projects</li> <li>E. Consider changes in building height limits</li> <li>F. Create new architectural design standards for larger buildings</li> <li>G. Conduct area/ corridor special studies and improvement programs (i.e., Upper State Street, Haley/Milpas)</li> <li>H. Increase historic preservation efforts and programs</li> <li>I. Increase incentives for corner stores in neighborhoods</li> <li>J. Others...</li> </ol>



<b>TRANSPORTATION</b>	
<b>PLANNING GOALS (TARGETS)</b>	<p><b>COUNCIL GOALS (AS AMENDED MARCH 2005)</b> Provide safe and convenient transportation through improved transit, circulation and parking.</p> <hr/> <p><b>2007 COMMUNITY INPUT SUMMARY REPORT</b></p> <ul style="list-style-type: none"> <li>• Avoid traffic congestion</li> <li>• Increase availability and attractiveness of walking, biking, and transit</li> <li>• Maintain adequate parking</li> </ul>
<b>RESULTS 1990-2007 (WHAT HAPPENED)</b>	<p><b>POLICIES/PROGRAMS</b></p> <ul style="list-style-type: none"> <li>• Measure E traffic findings</li> <li>• Circulation Element</li> <li>• Bicycle Master Plan</li> <li>• Pedestrian Master Plan</li> <li>• Crosstown freeway completed</li> <li>• 3 interchanges improved (Garden, La Cumbre, Milpas)</li> <li>• 5 miles of sidewalk constructed</li> <li>• Number of bike lanes doubled to 26 miles</li> <li>• MTD transit service increased</li> <li>• Neighborhood Traffic Management (NTMP) implemented in first neighborhood</li> <li>• Upper State Street Study</li> <li>• Regional Congestion Management Plan and 101 in Motion Study</li> <li>• Measure D Funding</li> <li>• Parking requirements in Downtown; reduced free parking times</li> <li>• Parking policies to limit traffic congestion are unimplemented</li> <li>• Residential parking permit program</li> <li>• On-TRAC: a plan of Transit/Rail Action for Commuters</li> </ul> <p><b>RESULTS/TRENDS</b></p> <ul style="list-style-type: none"> <li>• Use of alternative modes increasing</li> <li>• 7 City Fwy Interchanges at or nearing capacity at one or both peak hours</li> <li>• Traffic impacts at Fwy Interchanges related to shift in workforce home location</li> <li>• Upper State Street congestion directly related to freeway peak demand</li> <li>• Granada Garage Parking complete</li> <li>• Downtown parking standards have helped meter traffic congestion and encouraged alternative modes</li> <li>• Public perceptions of peak parking demand increases in some locations</li> <li>• Gasoline prices increasing</li> </ul>
<b>OVERALL IMPLICATIONS OF TRENDS</b>	<p>Santa Barbara increased the availability and attractiveness of alternative modes of transportation. The Downtown core has been redeveloped and revitalized without impacting the grid and the local street system. Unfortunately, the migration of a large portion of the workforce to housing opportunities outside the City have focused commuter-related traffic to Highway 101 and the City interchanges, which now exceed acceptable congestion levels. The City's Downtown Parking Program of convenient customer parking that discourages employee use has encouraged alternative modes for commuting to work. With the unforeseeable end in the rise of gas prices and transportation costs, alternative modes of transportation to/from Santa Barbara will be increasingly important and needed.</p>

Plan Santa Barbara Discussion Framework – Working Draft

<b>CONSIDERATIONS &amp; ADJUSTMENTS (EXAMPLES)</b>	<ul style="list-style-type: none"><li>A. Continue to limit non-residential growth and traffic findings</li><li>B. Provide workforce housing and other compatible uses along transit corridors</li><li>C. Create a Parking Master Plan to implement parking management strategies that implement Circulation Element goals to manage traffic congestion</li><li>D. Promote physical health of a community via alternative transportation options</li><li>E. Consider the increasing lack of oil supply (gas cost increases) in future transportation infrastructure decisions</li><li>F. Consider incentives for development of “granny units” in certain residential areas adjacent to transportation corridors</li><li>G. Others...</li></ul>
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**HOUSING**

<p><b>PLANNING GOALS (TARGETS)</b></p>	<p><b>COUNCIL GOALS (AS AMENDED MARCH 2005)</b>                  Ensure affordable housing opportunities for all economic levels in the community, while protecting the character of established neighborhoods.</p> <hr/> <p><b>2007 COMMUNITY INPUT SUMMARY REPORT</b></p> <ul style="list-style-type: none"> <li>• Maintain a wide range of housing options for an economically and socially diverse population</li> <li>• Create new and innovative housing approaches</li> <li>• Retain workforce and cultural diversity</li> </ul>
<p><b>RESULTS 1990-2007 (WHAT HAPPENED)</b></p>	<p><b>POLICIES/PROGRAMS</b></p> <ul style="list-style-type: none"> <li>• Implemented Measure E which limited commercial growth</li> <li>• Updated Housing Element in 1995 &amp; 2004</li> <li>• Adopted Circulation Element</li> <li>• Neighborhood Preservation Ordinance</li> <li>• Housing Action Task Force Directives                         <ul style="list-style-type: none"> <li>▪ Inclusionary Housing Ordinance</li> <li>▪ R-2 Accessory Dwelling Units</li> <li>▪ Establishment of SHO and streamlining, 4 units or less</li> <li>▪ Tenant Displacement Assistance Ordinance</li> </ul> </li> <li>• Variable density standards extended to commercial zones</li> <li>• Amended codes pertaining to unit sizes for Single Room Occupancy uses</li> <li>• 10 year Plan to End Homelessness</li> </ul> <p><b>RESULTS/TRENDS</b></p> <ul style="list-style-type: none"> <li>• Have averaged approx. 100 units built per year over 18 years</li> <li>• 1660 units built since 1990</li> <li>• 698 affordable units built since 1990</li> <li>• 40/60 split of homeowners to renters has remained constant</li> <li>• Cottage Hospital Work Force Housing approved</li> <li>• 5 inclusionary units approved or built since ordinance adopted</li> <li>• 21 middle income units constructed as part of 401 and 721 Chapala and Greenwell Acres</li> <li>• Approx. 119 middle income/price restricted units part of pending projects</li> <li>• Approximately 10 “granny” units built</li> <li>• 304 single family residences built in S.F zones</li> <li>• 859 multi-family units built in MF zones</li> <li>• 514 units built in non-residential zones</li> <li>• 770 new mixed use units (251 built, 519 pending and approved)</li> <li>• Constructed Homeless Shelter on Cacique Street</li> <li>• Average Median Sale Price greatly increased</li> <li>• Developed Mixed Use w/ less commercial and more residential</li> <li>• Mixed use occurring along main commercial corridors</li> <li>• Larger residential condos as opposed to early 1990’s smaller units w/more rentals</li> <li>• 82% of all applications (in MF and Commercial zones) involve additions of 5 or less net new units</li> </ul>
<p><b>OVERALL IMPLICATIONS OF TRENDS</b></p>	<p>Over the past 20 years, there has been an increase in the amount of affordable housing for the low and very low income categories. The traditional 40/60 split of homeowners to renters has been maintained. Protecting the character of some neighborhoods has been a challenge because of the trend towards larger multi-story homes and projects. The steep rise in housing prices results in the loss of middle and lower income families and workforce. A secondary affect of increased home prices will be the rise in rental costs, adding more pressure to the loss of housing opportunities for these income ranges.</p>

## Plan Santa Barbara Discussion Framework – Working Draft

<b>CONSIDERATIONS &amp; ADJUSTMENTS (EXAMPLES)</b>	<ul style="list-style-type: none"><li>A. Consider changes to Inclusionary Housing Ordinance</li><li>B. Amend the Condominium Conversion Ordinance to pace conversions and be consistent with TDAO</li><li>C. Require housing mitigation fees for a variety of developments</li><li>D. Provide incentives for affordable and rental housing; consider a rental housing overlay zone</li><li>E. Streamline affordable housing projects</li><li>F. Amend variable density ordinance – i.e. maximum unit size</li><li>G. Consider incentives for “granny units” in areas adjacent to transportation corridors</li><li>H. Establish multi-family design guidelines</li><li>I. Pursue regional coordination</li><li>J. Others...</li></ul>
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**ENVIRONMENT AND SUSTAINABILITY**

<p><b>PLANNING GOALS (TARGETS)</b></p>	<p><b>COUNCIL GOALS (AS AMENDED MARCH 2005)</b> Develop explicit environmentally sustainable policies.</p>
	<p><b>2007 COMMUNITY INPUT SUMMARY REPORT</b></p> <ul style="list-style-type: none"> <li>• Preserve our natural resources and scenic beauty</li> <li>• Incorporate environmentally protective principles into the framework of the General Plan</li> <li>• Make Santa Barbara an environmental leader</li> <li>• Support policies to promote a healthy community (walkable, medical services, local food and recreation)</li> </ul>
<p><b>RESULTS 1990-2007 (WHAT HAPPENED)</b></p>	<p><b>POLICIES/PROGRAMS</b></p> <ul style="list-style-type: none"> <li>• Charter Sections 1507 and 1508, water, traffic and air quality policies</li> <li>• Measure B and Creeks Program</li> <li>• Storm Water Management Program</li> <li>• Wildlands Fire Plan</li> <li>• Solid Waste Management Plan</li> <li>• Pedestrian and Bicycle Master Plans</li> <li>• Sustainable Santa Barbara</li> <li>• Source Reduction and Recycling Plans/Programs</li> <li>• Energy Ordinance</li> <li>• Solar Design Guidelines and Recognition Program</li> <li>• Building Green incentives</li> <li>• Standard development conditions of approval</li> <li>• Designated historical districts; designated landmarks; historical surveys; demolition ordinance; MEA Historical Resources evaluation guidelines</li> <li>• Open space initiatives (Douglas Family Preserve, Elings Park)</li> </ul> <p><b>RESULTS/TRENDS</b></p> <ul style="list-style-type: none"> <li>• Businesses implementing waste reduction and recycling measures</li> <li>• Air quality has improved</li> <li>• SB County still does not comply with the State's 1-hour ozone standard</li> <li>• Jobs/workforce housing imbalance is creating more commuter traffic that generates air pollution</li> <li>• Amount of impervious surfacing continues to increase with in-fill and rebuilding</li> <li>• Some water quality standards are not being met</li> <li>• Development in high fire zones increases exposure to fire hazards</li> <li>• Development results in cumulative increases in noise and light pollution</li> </ul>
<p><b>OVERALL IMPLICATIONS OF TRENDS</b></p>	<p>The City has continued to adopt environmental protection programs such as reducing our generation of solid waste, enhancing creek environments, and reducing energy usage. Additional incremental growth results in cumulative effects on environmental resources and exposure to hazards. Examples include damage to creeks and coastal resources, increased energy use and effects on climate change, as well as harm to wildlife and vegetation.</p>
<p><b>CONSIDERATIONS &amp; ADJUSTMENTS (EXAMPLES)</b></p>	<ul style="list-style-type: none"> <li>A. Include sustainability in all areas of the General Plan</li> <li>B. Expand development set-back requirement to other creeks besides Mission Creek</li> <li>C. Expand Energy Ordinance requirements to apply to existing structures through an incentives program</li> <li>D. Upgrade standard development conditions of approval for environmental sustainability</li> <li>E. Develop additional policies for energy conservation, local agriculture, eco-business, and education</li> <li>F. Prepare 50- or 100- year plans to address climate change</li> <li>G. Others ...</li> </ul>

<b>ECONOMY</b>	
<b>PLANNING GOALS (TARGETS)</b>	<p><b>COUNCIL GOALS (AS AMENDED MARCH 2005)</b> Ensure a strong economy that provides the revenue base necessary for essential services and community enhancements.</p> <hr/> <p><b>2007 COMMUNITY INPUT SUMMARY REPORT</b></p> <ul style="list-style-type: none"> <li>• Economic vitality should support a wide range of businesses, with particular emphasis on small local establishments</li> <li>• Retain and expand the depth of our workforce</li> <li>• Balance the tourism needs with those of the community</li> <li>• Preserve economic and cultural diversity</li> </ul>
<b>RESULTS 1990-2007 (WHAT HAPPENED)</b>	<p><b>POLICIES/PROGRAMS</b></p> <ul style="list-style-type: none"> <li>• Downtown/Waterfront Santa Barbara Visioning</li> <li>• Economic Development Plan</li> <li>• Measure E Economic Development Category</li> <li>• Transfer of Existing Development Rights</li> <li>• Economic Community Project</li> </ul> <p><b>RESULTS/TRENDS</b></p> <ul style="list-style-type: none"> <li>• # of new jobs</li> <li>• # of jobs that left Santa Barbara</li> <li>• % of jobs by industry – changes over time</li> <li>• 40/60 split of homeowners to renters has remained constant</li> <li>• Dramatic increases in home prices</li> <li>• Decreases in middle and lower income households ability to live and work in the City over last decade</li> <li>• Workforce moving out of area to purchase homes</li> <li>• Increase in chain stores &amp; loss of local business</li> <li>• Completion of Granada Garage in increase commercial parking supply</li> </ul>
<b>OVERALL IMPLICATIONS OF TRENDS</b>	<p>Santa Barbara exhibits healthy commercial districts, stable job base, and a steady tourist industry. Commercial and residential property values have outpaced other regions as a result of the community's continued refinement of public spaces, architectural style of private development, and the preservation of its natural resources. High housing prices have displaced a large portion of the workforce that now commutes from other areas. If this trend continues and the costs of commuting increase, Santa Barbara's economy may suffer without a sustainable workforce and increases to the cost of living, evolving into an economy that is heavily dependent on upper income oriented commercial and tourism.</p>
<b>CONSIDERATIONS &amp; ADJUSTMENTS (EXAMPLES)</b>	<ul style="list-style-type: none"> <li>A. Create new standards in the Land Development review for community need and economic benefit</li> <li>B. Consider implications and choices in Economic Community Project Study</li> <li>C. Consider policies and programs to increase employer-based workforce housing</li> <li>D. Provide incentives that encourage local small businesses</li> <li>E. Others...</li> </ul>

**SERVICES AND FACILITIES**

<p><b>PLANNING GOALS (TARGETS)</b></p>	<p><b>COUNCIL GOALS (AS AMENDED MARCH 2005)</b> Provide adequate services and facilities.</p>
	<p><b>2007 COMMUNITY INPUT SUMMARY REPORT</b></p> <ul style="list-style-type: none"> <li>• Develop public facilities and services to serve the diverse needs of our population now and in the future</li> <li>• Better understand and address the necessities of our youth and aging residents</li> </ul>
<p><b>RESULTS 1990-2007 (WHAT HAPPENED)</b></p>	<p><b>POLICIES/PROGRAMS</b></p> <ul style="list-style-type: none"> <li>• Long Term Water Supply Program</li> <li>• Storm Water Management Program</li> <li>• Solid Waste Strategic Plan</li> <li>• Sewer lateral program established</li> <li>• City Wastewater Management Program</li> <li>• Capital Improvements Program</li> <li>• City disaster preparation and response programs</li> <li>• Waste reductions programs as part of Santa Barbara</li> </ul> <p><b>RESULTS/TRENDS</b></p> <ul style="list-style-type: none"> <li>• Costs of providing public services and facilities have continued to rise</li> <li>• Ongoing programs and updated standards provide for adequate water, wastewater, solid waste, fire and police protection, parks, and schools services and facilities</li> <li>• Businesses and institutions have made progress on waste reduction and recycling</li> <li>• Surface water supplies are facing reductions due to environmental releases for steelhead and sedimentation</li> <li>• Some areas of the City continue to require upgraded water systems</li> <li>• Private sewer laterals in some areas need repair or replacement</li> <li>• The number of firefighters and stations has remained stable while population and number of emergency calls have risen; major wildfires occur on average every ten years; hillside areas continue to have emergency access issues</li> <li>• Comprehensive disaster planning efforts have increased, with further inter-jurisdictional coordination</li> <li>• Police facilities are overcrowded; daytime populations in the City increase substantially; ratio of officers to population has declined</li> <li>• Public safety issues include youth gang violence and downtown entertainment district</li> <li>• There are remaining park and recreation needs in some neighborhoods; some infrastructure improvements are being deferred due to cost considerations</li> <li>• Elementary and high school district enrollments are low and high in various areas; Districts have limited financial options in place for funding improvements</li> <li>• Both City College and UCSB have experienced substantial growth in students</li> <li>• Requirements continue or are increasing for special needs populations, such as for day care, youth, aging population, and homeless population</li> <li>• Recruiting and retaining public agency work force is difficult due to cost of living</li> </ul>
<p><b>OVERALL IMPLICATIONS OF TRENDS</b></p>	<p>Continued growth over time results in cumulative effects on public services and facilities. The increasing cost of maintaining public services could make it increasingly more difficult to sustain the quality of life in Santa Barbara. Additional revenue sources may be needed to support continued or improved facilities and service levels and accommodate growth. Current development standards do not fully integrate sustainability.</p>
<p><b>CONSIDERATIONS &amp; ADJUSTMENTS (EXAMPLES)</b></p>	<ul style="list-style-type: none"> <li>A. Explore alternative funding/revenue sources</li> <li>B. Update development standards to incorporate sustainability measures for all public services and facilities issues</li> <li>C. Update Long-Range Water Supply Plan</li> <li>D. Others...</li> </ul>

<b>REGIONAL COLLABORATION</b>	
<b>PLANNING GOALS (TARGETS)</b>	<b>COUNCIL GOALS (AS AMENDED MARCH 2005)</b> Advance regional thinking, collaboration and solutions.
	<b>2007 COMMUNITY INPUT SUMMARY REPORT</b> <ul style="list-style-type: none"> <li>• Coordination on jobs/housing, traffic, and environmental concerns</li> <li>• Coordination for mass transit from Ventura to Santa Maria</li> </ul>
<b>RESULTS 1990-2007 (WHAT HAPPENED)</b>	<p><b>POLICIES/PROGRAMS</b></p> <ul style="list-style-type: none"> <li>• Housing Element Updated with regional policies</li> <li>• South Coast County and Cities Affordable Housing Task Force</li> <li>• 1995 Annexation Policy Update – Draft EIR</li> <li>• Congestion Management Program</li> <li>• 101 in Motion</li> <li>• Regional Transportation Plan</li> <li>• South Coast Transit Plan</li> <li>• RHNA 2002, and 2008</li> <li>• Airport Facilities Master Plan</li> </ul> <p><b>RESULTS/TRENDS</b></p> <ul style="list-style-type: none"> <li>• State Water</li> <li>• Open Space initiatives: Douglas Family Preserve, Elings Park</li> <li>• City's South Coast Annexation proposal</li> <li>• Goleta incorporation</li> <li>• UCSB Long Range Development Plan process</li> <li>• City College Long Range Development Plan</li> <li>• Measure D Transportation Funding – 2006 Renewal</li> <li>• City Council and Santa Barbara School Districts Agreements</li> <li>• Closure of St. Francis Hospital</li> <li>• Cottage Hospital Reconstruction Project</li> <li>• Participation in Naples Transfer of Development Rights Study</li> <li>• Annexations (including St. Vincent's Property)</li> <li>• City/County Solid Waste Task Force and Strategic Plan</li> <li>• County/City disaster preparation and response</li> <li>• Regional coordination on water, sewer, police &amp; fire, and recreation and library services</li> </ul>
<b>OVERALL IMPLICATIONS OF TRENDS</b>	<p>Santa Barbara County and its various cities and agencies have for the most part cooperatively managed a range of regional resources and infrastructure. However, differences in the policy approaches of the north and south county have increased the challenges of developing consensus solutions to regional issues. Continued and increased disparity and friction between county jurisdictions could inhibit sound regional planning, collaboration and problem solving, and result in self-interest decision making.</p>
<b>CONSIDERATIONS &amp; ADJUSTMENTS (EXAMPLES)</b>	<ul style="list-style-type: none"> <li>A. Consider changes to regional governance structure for South Coast</li> <li>B. Form and strengthen partnerships with north (west) Ventura County</li> <li>C. Provide leadership for Living Within Our Resources throughout the region</li> <li>D. Others...</li> </ul>