



CITY OF SANTA BARBARA

COUNCIL AGENDA REPORT

AGENDA DATE: February 28, 2012

TO: Mayor and Councilmembers
Chair and Planning Commissioners

FROM: Planning Division, Community Development Department

SUBJECT: Joint Council And Planning Commission Work Session:
Planning Division Work Program Activities

RECOMMENDATION:

That Council hold a joint work session with the Planning Commission to receive status reports and discuss major work program activities in the Planning Division, focusing on the *Plan Santa Barbara* Draft Implementation Program.

DISCUSSION:

Planning Division Workload

Over the last several years joint work sessions on the Planning Division workload have been held with the Council and Planning Commission approximately every six months. More recently the work sessions have been focused on *Plan Santa Barbara (PlanSB)*. For today's meeting the primary focus will be the Draft Implementation Program for *PlanSB*, however, a brief status review of other programs in the Division will be presented as well. The Chairs of the Architectural Board of Review and Historic Landmarks Commission are also invited to attend the meeting.

A primary goal of the work session is to establish a shared understanding of the workload, including the respective status of the projects or programs that may be active, pending, or on the back burner. Adjustments in priorities occur when issues arise and program improvements are needed. Council and Planning Commission feedback is invaluable for staff to stay the course or make changes as necessary. Please see Attachment 1 for an overview of the staffing resources and assignments in Zoning, Design Review & Historic Preservation, and Development/Environmental Review.

Plan Santa Barbara Implementation

On December 1, 2011, the Council adopted the *Plan Santa Barbara* General Plan Update. The next step is to implement the plan. The primary objective of this portion of the worksession is to brief Council and Planning Commission on the implementation projects, and to receive direction as to which, if any, should be given a greater or lesser degree of priority.

Staff proposes that some projects, such as the Average Unit-Size Density program, be initiated at Council while others, such as the Non-Residential Growth Management program, be initiated at the Planning Commission. Council concurrence with this recommended initiation process, including any changes based on a particular project of interest, is important to ensure the projects move forward in a timely and efficient manner. All projects will be reviewed by the Council and most will require Council Ordinance Committee review and Council adoption.

The Implementation Program will be divided into a number of phases: Phase I is planned for approximately 1 to 5 years and Phase II would be for the next approximate 5 years. These special Council/Planning Commission joint work sessions will continue to be scheduled semi-annually, at which time Council can make adjustments to these priorities, associated work programs, and overall phasing

The primary focus of today's discussion is on Phase I, the projects of which are described in Attachment 2 and reflected in the fiscal year schedule, Attachment 3. These projects are prioritized according to the following criteria: projects currently underway, projects required by law, required Environmental Impact Report (EIR) mitigation measures, and key actions identified during the *PlanSB* process that fulfill multiple objectives.

Staff believes that projects 1 through 12 are of top priority for Planning Division staff, and are "must do" to legally and effectively implement the *PlanSB* General Plan update. Equally important, some of the projects at the top of the "Remaining Projects" portion of Attachment 4 may begin towards the end of Phase I, and that is another area where Council direction on priorities would be helpful. Clearly, projects such as neighborhood planning efforts, fall into this category and would benefit from discussion and priority adjustments during the work session.

Planning staff has the lead in all but one project in Phase I, and based on current staffing levels, these projects can be initiated immediately. Other key City staff such as the City Attorney are also noted for their involvement in the Phase I projects. For multi-year efforts, the project timeline estimates are distributed over Fiscal Years (FY) that begin July 1 and end June 30 the following year. FY12 and 13 are combined to include the remaining four months between February and July 1, 2012. Both Phase I and the remaining projects are summarized by policy & implementation action in Attachment 4.

BUDGET/FINANCIAL INFORMATION:

This is an information work session. Council policy direction or allocation of funds, if any, will be presented for action at future Council meetings. The primary budget consideration for *PlanSB* is that Phase I projects can largely be implemented with existing staff resources and grants. Some funds may be needed to address the air quality policy during Phase I and other funds may be needed during Phase II depending on which policies are prioritized, particularly for developing a traffic mitigation fee program, Floor Area Ratio standards, and/or changes to the Inclusionary Housing program.

ATTACHMENTS:

1. Major Work Assignments in the Planning Division
2. *PlanSB* draft Implementation Program, Phase I Projects
3. *PlanSB* draft Implementation Program, Phase I Schedule
4. *PlanSB* draft Implementation Program, Summary Table

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APPROVED BY: City Administrator's Office

Planning Division

Resource Status and Major Work Assignments

Zoning Information & Enforcement

- Minimal staffing level for enforcement
- Minimal staffing level for plan check
- Counter staffing levels – a challenge to maintain
- Staff Hearing Officer – number of modification applications down
- Zoning Information Reports – applicant numbers are steady, staff working with SBAOR
- Pending Zoning Ordinance Amendments – list of items to address is extensive and includes: hedge amendment; clean up, clarifications not completed in prior efforts (front yards, parking, non-conformances, TDAO); historic property incentives; and response to SBAOR

Design Review & Historic Preservation

- Recruitment underway for Urban Historian
- Part-time hourly staff assisting due to Assistant Planner Vacancy
- Board & Commission Training
- Agenda items down on ABR & HLC, holding steady at SFDB
- Historic Resources Element – working with Task Force, schedule extended
- Historic Resources Work Program – extensive number of proposals; slow progress on: surveys, district plan, guidelines, designations, ordinance amendments, MEA update; and eventual implementation of Historic Resources Element
- Landscape Ordinance and enforcement concerns

Development & Environmental Review

- Staff reductions – mostly manageable given smaller number of new applications
- Maternity leave of Environmental Analyst – Sr. Planner coverage, impact on other Capital Projects and Historic Resources assignments
- Slow Progress/On-Hold – Update of Environmental Review Procedures and Initial Study
- Hillside House – DEIR hearing held now working on Response to Comments and concerns from applicant
- Foothill Triangle/Sansum – now working on Draft Mitigated Negative Declaration
- Sycamore Creek – Draft Mitigated Negative Declaration hearing held, now working to finalize with Response to Comments, and working on completing NEPA review
- 1837 ½ El Camino de la Luz – Administrative Draft EIR is being reviewed
- Chapala Bridge – approved at Planning Commission, working with agencies for permits
- 1255 Coast Village Road mixed use project at PC
- Santa Barbara Bowl – completed Council concept review, submitted for CUP

- El Estero Drain restoration – environmental review
- Natural History Museum – Pre-Application Stage
- 457 N Hope – to be submitted to LAFCO to complete annexation
- Highway 101 HOV lane – Pre-Application Stage
- Entrada – substantial conformance compliance & progress
- Waterfront Hotel – building permit extension granted
- Veronica Meadows – Local Coastal Plan Amendment pending
- Youth Hostel – under construction
- Cottage Workforce Housing – under construction
- El Encanto – under construction
- Cottage Hospital – under construction

Plan Santa Barbara

Draft Implementation Program

Phase I Projects

1. **Housing Element Certification:** The recently adopted Housing Element has been submitted to the Department of Housing and Community Development (HCD). This project will require responding to any additional comments from HCD with Council adoption of any required amendments. This project is being managed by Long Range Planning.
2. **Historic Resources Element:** Currently underway and expected to be adopted in 2012. The Historic Resources Element is a new General Plan element that draws on existing goals and policies found in various other elements, as well as new measures developed through the *PlanSB* process, and current efforts by the Historic Landmarks Commission. This project is being managed by the Design Review section with review by the City Attorney.
3. **Average Unit-Size Density Incentive Program:** The project will replace the existing Variable Density incentive program through new standards and ordinance amendments to help promote smaller residential unit sizes and buildings. The project also includes revised parking standards for multi-unit projects that qualify for the incentive program. This process is estimated to require two years to complete. Long Range Planning will lead this effort with support from Transportation and the City Attorney. This project will be initiated by the Council.
4. **Non-Residential Growth Management Program:** This project includes the renewal of the “Measure E” ordinance (set to expire on January 1, 2013) with revised square foot amounts and categories, community benefit determinations, associated Development Plan Ordinance revision, and criteria to assess traffic impacts and the potential ongoing use of the traffic model. Long Range Planning and Transportation will jointly lead this effort, with support from the City Attorney. This project will be initiated at the Planning Commission.
5. **Zoning and LCP Map Amendments:** Currently underway and expected to be completed by FY 2015, a three year effort. The Zoning map is required by state law to be consistent with the new General Plan map, in terms of designations, boundaries and residential densities. Similarly, per the Coastal Act, both the General Plan map and the Zoning map are required to be consistent with the Local Coastal Program (LCP). This effort will require both Zoning Ordinance and LCP amendments. Long Range Planning is leading this effort with support from the City Attorney. This project will be initiated by the Planning Commission.
6. **Highway 101 Air Quality Setback:** Currently underway and expected to extent into FY 2015, a four year effort. This project was identified in the Final EIR as a mitigation measure, per the Air Resources Board, to reduce the impact to sensitive receptors of diesel emissions associated with vehicle travel on Highway 101. This project will establish project review protocols, followed by monitoring, until the setback policy is removed as a result of improved vehicle emissions.

The Planning Division is leading this effort with support from the City Attorney. This project will be initiated by the Council.

7. **SB 375/Housing Element Update:** Currently underway and expected to be completed by FY 2015, a four year effort. Senate Bill 375 seeks to integrate the existing Regional Transportation Plan process with the existing Regional Housing Needs Assessment process through a new Sustainable Communities Strategy. This project will culminate with the certification of the City's next Housing Element in December, 2014. This project is led by the Santa Barbara Association of Governments (SBCAG), with limited staff support from each local jurisdiction. City staff contributions from Long Range Planning and Transportation, including producing the next Housing Element.
8. **Climate Action Plan:** Currently underway and expected to be completed by FY 2013, a three year effort. This implementation action was identified in the *PlanSB* Final EIR as a mitigation measure to reduce the impact of Green House Gases (GHG) during the life of the plan. This project is being led by Long Range Planning with the support of the City Green Team Departments. A \$50,000 grant has been secured to assist with technical services primarily related to calculating GHG projections.
9. **Safety Element:** Currently underway and expected to be completed by FY 2014, a three year effort. The update of the Safety Element of the General Plan will require a number of technical studies to identify potential natural and manmade hazards. This effort will be led by Long Range Planning, with the support of the Building & Safety Division, Fire Department, Public Works Department and limited professional services. A \$250,000 grant has been secured to fund the professional services.
10. **Adaptive Management Program:** This project will formally establish a program to monitor, evaluate and report on the implementation of General Plan policies in meeting the Plan's goals, including recommended adjustments and/or amendments as necessary. The initial phase will establish the framework and primarily integrate existing monitoring programs, and is expected to be completed in the first year. Long Range Planning will lead this effort with support from Transportation, Water Resources, Environmental Services and Parks & Recreation. This project will be initiated by the Council.
11. **Emergency Shelter Zoning:** State Housing law requires that within one year of Housing Element adoption (FY 2013), each jurisdiction shall designate at least one zone in which a year-round emergency shelter can be established without any discretionary permit. This effort will also require establishing development standards and permit procedures, as allowed by state law. Long Range Planning will lead this effort, with support from the City Attorney. This project will be initiated by the Planning Commission.
12. **Building Height Over 45 Feet:** This project will establish special findings in the Zoning Ordinance for projects that exceed 45 feet in height. This project is expected to be completed within one year; Long Range Planning will lead the effort with support from the City Attorney. This project will be initiated by the Planning Commission.

13. **Alternative Transportation Demand Analysis:** This project will assess the current and future demand for alternative modes of transportation in the city, e.g. transit, biking and walking. This project is expected to be completed within a year and will be led by Transportation, with support from Long Range Planning. Funds are available for this project and will require consultant services. This project will be initiated by the Council.

14. **Arts Master Plan:** This project is currently underway and expected to be completed by FY 2013. The effort is being led by the Santa Barbara County Arts Advisory Committee with minimal support from Long Range Planning. This project was initiated by the Arts Commission.

Plan Santa Barbara
Draft Implementation Program: Phase 1 Schedule

Project Ranking	Project Description	FY12/13 2012-2013¹	FY14 2013-2014	FY15 2014-2015	FY16 2015-2016
1	Housing Element Certification by HCD	X			
2	Historic Resources Element	X			
3	Average Unit Size Density Program	X	X		
4	Non-Residential/Growth Management	X			
5	Zoning and LCP Map Amendments	X	X	X	
6	Highway 101 Air Quality Setback	X	X	X	
7	SB 375/Housing Element Update	X	X	X	
8	Climate Action Plan	X	X		
9	Safety Element	X	X		
10	Adaptive Management Program	X	X	X	X
11	Emergency Shelter Zoning	X			
12	Building Height Over 45 Feet	X			
13	Alternative Transportation Demand Analysis	X			
14	Arts Master Plan	X			
15					
16					
17					

¹ Fiscal Year is from July 1 to June 31st.

PlanSB Draft Implementation Program: Summary Table

Phase 1 Projects

Project	Policy/Implementation Action
<p>1. Housing Element Certification (HCD)</p>	<p>Assure consistency with State law*</p>
<p>2. Historic Resources Element (underway)</p>	<p>HR2 Historic Structures* 2.5 Historic Resource Buffers* HR3 Historic Resource Buffers 3.1 Buffers* HR4 Development Adjacent Designated Historic Structures 4.2 Construction Adjacent to Historic Structures*</p>
<p>3. Average Unit-Size Density (AUD) Program Ordinance amendments to implement the AUD program</p>	<p>LG1 Resource Allocation Priority 1.1 Affordable Housing LG4 Principles for Development 4.1 Employee Survey in the CBD LG6 Location of Residential Growth 6.1 Average Unit-Size Density Incentive Program 6.2 Average Unit Density Components 6.3 Priority Housing Overlay 6.4 Public Housing and All Affordable Partnership Projects H11 Affordable Housing Highest Priority 11.1 Affordable & Workforce Housing 11.2 Priority Housing Overlay 11.4 Density Standards H14 Sustainable Housing 14.1 Market Rate Housing H17 Flexible Standards 17.1 Parking Requirements</p>
<p>4. Non-Residential Growth Management Program Ordinance amendments, including findings for traffic, water housing, etc.</p>	<p>Assure consistency between General Plan & Zoning Ordinance* LG2 Limit Non-Residential Growth 2.1 Amount of Non-Residential Growth 2.2 Set Aside 2.3 Findings LG7 Community Benefit Non-Residential Land Uses 7.1 Findings</p>

PlanSB Draft Implementation Program: Summary Table

Project	Policy/Implementation Action
5. Zoning and Local Coastal Program Map Amendments	Assure consistency between General Plan, Zoning Ordinance and Local Coastal Program* *PS10.2 Sea Cliff Development Guidelines
6. Highway 101 Air Quality Setback Establish review standards for properties within 250 feet of Highway 101	ER7 Highway 101 Set-Back* 7.1 Review Criteria* 7.2 Barriers and Sound Walls*
7. SB375/Housing Element Update Regional Transportation Plan & Sustainable Communities Strategy and preparation of the 2014 Housing Element	ER1 Climate Change 1.2 Greenhouse Gas Emission (GHG)
8. Climate Action Plan (underway)	ER1 Climate Change 1.1 Comprehensive Climate Change Action Plan 1.3 Urban Heat Island Effect ER2 Emergency Response Strategies and Climate Change ER4 Incorporation of Adaptation in Development 4.1 Adaptation Guidelines 4.2 Sea Level Rise* ER5 Energy Efficiency and Conservation 5.1 Energy Efficient Buildings 5.2 Retrofitting of Systems
9. Safety Element (underway) Prepare technical studies to identify potential natural and manmade hazards	PS9 Hazardous Materials Exposure 9.2 Electromagnetic Field Development Setback 9.3 Monitor Electromagnetic Field Study 9.4 Hazardous Materials Exposure Vapor Barrier Study PS12 Consideration of People with Disabilities in Emergency Planning PS13 Fire Prevention and Creek Restoration PS14 Water System Improvements for Fire Fighting PS15 Private Water Supplies for Fire Fighting
10. Adaptive Management Program Develop program to monitor, evaluate and report on the implementation of General Plan	LG1 Resource Allocation Priority 1.2 Available Resources LG3 Live Within Our Resources 3.1 Adaptive Management Program R3 Annexations

*Required Mitigation Measure per MMRP or Required by State Law

PlanSB Draft Implementation Program: Summary Table

Project	Policy/Implementation Action
	<p>3.1 Resource Capacity</p> <p>H17 Flexible Standards</p> <p>17.4 Development Review Process</p> <p>H18 Monitor Housing Development and Progress</p> <p>18.1 Adaptive Management Program</p> <p>PS1 City Services and Facilities</p> <p>1.1 Service and Facility Performance</p> <p>PS3 Planning for Climate Change Adaptation</p>
<p>11. Emergency Shelter Zoning Required by Senate Bill 2 (SB2)</p>	<p>H4 Shelter & Services for the Homeless</p> <p>4.1 Year-Round Homeless Shelter*</p>
<p>12. Building Height Over 45 Feet Develop special findings for projects that exceed 45 feet in height</p>	<p>LG12 Community Character</p> <p>12.4 Building Height</p>
<p>13. Alternative Transportation Demand Analysis Assess current and future demand of alternative modes of transportation</p>	<p>C1 Transportation Infrastructure Enhancement and Preservation</p>
<p>14. Arts Master Plan (underway)</p>	<p>EF18 Arts, Crafts and Culture</p> <p>18.1 Arts District</p> <p>18.2 Master Plan</p>

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PlanSB Draft Implementation Program: Summary Table

Remaining Projects

Project	Policy/Implementation Action
15. FAR and Design Standards Establish development standards and findings	LG12 Community Character 12.2.a Standards and Findings 12.2.b Building, Size, Bulk and Scale 12.2.c Development Monitoring 12.2.d Community Character Preservation
16. Affordable Housing Protections Ordinance amendments to preserve existing rental housing	LG5 Community Benefit Housing 5.1 Affordable Housing LG6 Location of Residential Growth 6.7 Housing for Downtown Workers* H13 Preserve Non-subsidized Affordable Rental Housing 13.1 Preserve Rentals 13.2 Condominium Conversions 13.3 Rental Units
17. Neighborhood Plans 1) Description of Neighborhoods Only ¹ 2) Sustainable Neighborhood Plans	LG15 Sustainable Neighborhood Planning 15.1 Sustainable Neighborhood Plans 15.2 La Cumbre Specific Plan
18. C-M Zone Protections Ordinance amendments to encourage priority housing, while protecting of manufacturing and industrial uses	LG8 Manufacturing Uses 8.2 Limited Residential EF15 Protect Industrial Zoned Areas EF16 Industrial Uses
19. Building Setbacks Ordinance amendments to establish variable setback standards for Downtown buildings	LG12 Community Character 12.3 Building Set-Backs
20. Environmental Resources Element	
21. Solid Waste Disposal Options Expand City's solid waste disposal programs	PS8 Solid Waste Management Programs 8.1 Construction/Demolition Materials Reuse and Recycling 8.2 Local Recycled Materials 8.3 Design and Space Requirements 8.4 Waste Management Options* 8.5 Increase Diversion*

¹ Does not entail redefining boundaries, General Plan Land Use Designations, or policies

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PlanSB Draft Implementation Program: Summary Table

Project	Policy/Implementation Action
22. Inclusionary Housing Ordinance amendments to further promote affordable housing units	H11 Promote Affordable Units 11.3 Inclusionary Housing
23. Intersection Improvement Master Plan	C6 Circulation Improvements 6.1 Impacted Intersections* 6.2 Intersection Master Plan
24. Congestion Traffic Flow Measures/Reduce “Friction”	C1 Transportation Infrastructure Enhancement and Preservation 1.3 Intermodal Connection 1.4 Optimize Capacity 1.5 Mid Block Traffic Flow Improvement Techniques*
25. Household Hazardous Waste Facility Coordination	PS9 Hazardous Materials Exposure 9.1 Household Hazardous Materials and Wastes*
26. Neighborhood Serving Uses Ordinance amendments to facilitate the establishment of limited neighborhood-serving uses	LG4 Principles for Development 4.3 Downtown School 4.4 Corner Stores/Small Neighborhood Centers*
27. Biological Habitat Mapping and Restoration	ER12 Wildlife, Coastal and Native Plant Habitat Protection and Enhancement 12.1 Designate Habitats* 12.2 Multi-Use Plan for Coastal and Native Habitat Restoration 12.3 Coastal Bluff Habitat Restoration Program 12.4 Native Species Habitat Planning* 12.5 Riparian Woodland Protection OP1 Variety and Abundance 1.3 Protect Contiguous Open Space*
28. Shoreline Management Plan Update ocean bluff retreat and setbacks and develop comprehensive Shoreline Management Plan	PS10 Bluff Retreat* 10.1 Sea Cliff Retreat Formula* 10.3 Shoreline Management Plan*
29. Local Coastal Program (LCP) Update	
30. Open Space, Parks & Recreation Element Update	
31. Open Space Standards	LG5 Community Benefit Housing 5.2 Open Space

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PlanSB Draft Implementation Program: Summary Table

Project	Policy/Implementation Action
32. Park and Recreation Standards; Quimby Act Fees	OP2 Open Space, Park, Recreation and Trails Acquisition and Maintenance Funding 2.1 Acquisition Funding 2.2 Maintenance Funding EF26 Development Impact Fees
33. Residential Accessibility Guidelines	H6 Housing Opportunities for Seniors 6.8 Design Guidelines for accessible units H9 Accessible Housing Programs 9.1 Accessible Housing Incentives
34. Residential Resource Conservation Standards	H14 Sustainable Housing 14.2 Resource Conservation 14.3 Market-Rate Incentives ER3 Decrease City's Global Footprint 3.1 Locally-Harvested Renewable Materials
35. Housing Production Incentives Including expedited review, staff administrative approvals, and design guidelines	LG13 Multi-Family Design Guidelines H16 Expedite Development Review Process 16.4 Coordinate Project Review 16.6 Administrative Approvals 16.5 Infill Project Guidelines 16.9 Multi-Family Design Guidelines H17 Flexible Standards 17.3 Expedite Environmental Review Process
36. Area Specific Design Guidelines Prepare design guidelines for areas such as Downtown, Coast Village Road and Upper State Street	LG12 Community Character 12.1 Design Overlays LG15 Sustainable Neighborhood Planning
37. Conditional Use Permit Ordinance Amendments To support day care centers, corner markets, and address institutional uses in residential zones	LG9 Multigenerational Facilities and Services 9.1 Facilities 9.2 Use Permits 9.3 Site Identification LG15 Sustainable Neighborhood Planning 15.3 Institutional Uses 15.4 Best Practices for Institutional Uses H7 Housing Opportunities for the Disabled 7.1 Congregate Care

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PlanSB Draft Implementation Program: Summary Table

Project	Policy/Implementation Action
38. Protect M-1 Uses Ordinance amendments to protect industrial/manufacturing uses in M-1 zone, and narrow range of commercial uses to ancillary	LG8 Manufacturing Uses 8.1 Narrow Commercial Uses
39. Open Space Program to inventory, protect, and acquire public and/or private open space	OP1 Variety and Abundance 1.1 Park and Open Space Standards and Planning 1.2 Remaining Key Open Space* 1.3 Protect Contiguous Open Space 1.4 Public Lands* 1.5 Community Gardens on Vacant Land OP2 Open Space, Park, Recreation and Trails Acquisition and Maintenance Funding 2.3 Preservation of Regional Open Space* 2.4 Acquisition of Existing Buildings for Community Use 2.5 Citizen Involvement* 2.6 Youth Involvement* 2.7 Private Open Space*
40. Creek Protection and Restoration Establish creek setback and development standards; creek naturalization and drainage restoration; and creek water quality	ER15 Creek Resources and Water Quality 15.1 Comprehensive Creek Action Plan 15.2 Master Drainage Plan 15.3 Pharmaceutical Waste Education and Collection 15.4 Beach Water Quality Improvement 15.5 Watershed Action Plans ER17 Creek Setbacks, Protection, and Restoration 17.1 Creek Setback Standards 17.2 Creekside Development Guidelines 17.3 Creek Naturalization* 17.4 Surface Water Drainage Restoration*
41. Noise Standards & Monitoring	ER26 Noise Policies for New Residential Uses 26.4 Construction Noise 26.5 Non-Residential Noise Affecting Residential Neighborhoods ER27 Sound Barriers 27.1 Local Share Funding 27.2 Noise Monitoring and Reduction* 27.3 Environmental Justice Populations

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PlanSB Draft Implementation Program: Summary Table

Project	Policy/Implementation Action
42. Circulation Element Update	
43. Transportation Demand Management Programs Where existing or anticipated congestion occurs, improve traffic flow in conjunction with providing improved access for pedestrians, bicycles and public and private transit through measures that might include physical roadway improvements, Transportation Demand Management (TDM) strategies and others.	C6 Circulation Improvements 6.3 Transit Pass Program* 6.4 Cash-Out Parking* 6.6 Safe Routes to School Projects/Programs* 6.7 Carpooling and Telecommuting* 6.8 Car-Sharing*
44. Low Emission Vehicles Expand infrastructure and establish incentives for lower emission vehicles and equipment	ER8 Low-Emission Vehicles and Equipment 8.1 Electric Vehicles
45. Urban Health Planning Program to integrate health concerns into local land use planning	LG11 Healthy Urban Environment 11.1 Solicit Input 11.2 Create Guidelines 11.3 Report Back 11.4 Audit for Community Gardens
46. Childcare Programs/Services Program to incorporate childcare as criteria in development projects	LG9 Multigenerational Facilities and Services 9.4 Transportation Demand Management 9.5 Project Evaluation Criteria
47. Coordinated Development with Montecito Develop process for coordinating with County, Montecito Association, and or/Coast Village Road area	LG12 Community Character 12.5 Coast Village Road
48. Transfer of Existing Development Rights (TEDR) Ordinance amendments to address demolished square footage and transferring density to high density areas and urban core, rather than high fire hazard areas or open space	LG2 Limit Non-residential growth 2.4 Transfer of Existing Development Rights LG6 Location of Residential Growth 6.5 High Fire Areas 6.6 Transfer of Development Rights (TDR)
49. Presidio Park Apartments Develop financial plan to purchase Presidio Park Apartments	H21 Preserve Affordable Housing 21.4 Presidio Park Apartments
50. Building Reuse Ordinance Amendments	H10 New Housing 10.3 Building Reuse EF12 Re-Use of Commercial Space

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PlanSB Draft Implementation Program: Summary Table

Project	Policy/Implementation Action
51. Secondary Dwelling Units Ordinance Amendments	H15 Secondary Dwelling Units 15.1 Secondary Dwelling Unit Ordinance
52. Surplus Public Lands Inventory all surplus public lands for housing opportunities	H11 Promote Affordable Housing 11.12 Surplus Land 11.13 Housing Opportunities 11.14 Public Facilities
53. Live Work Space Develop standards for residential zones and OC and C-M zones	LG10 Live Work 10.1 Live Work 10.2 Establish Criteria
54. Annexation of Unincorporated Lands	R4 Future Annexations
55. Lower Densities Study lower densities in single family hillside areas	LG14 Low Density Single Family Zoned Residential Areas 14.1 Study Lower Densities
56. Mobile Home Parks Complete feasibility study related to mobile home infrastructure improvements	H19 Rehabilitation Programs 19.6 Mobile Home Parks
57. Illegal and Substandard Units Study methods and implications of increased enforcement of illegal and substandard units	H20 Property Improvements 20.5 Illegal Dwelling Units 20.6 Code Enforcement 20.7 Substandard Buildings
58. Tree Protection Ordinance Update tree ordinance to protect native oaks, and other native or exotic trees	ER11 Native and Other Trees and Landscaping 11.1 Tree Protection Ordinance 11.2 Oak Woodlands 11.3 Urban Tree Protection and Enhancement
59. Regional and Commuter Transit Coordinate with agencies and private sector to provide regional and commuter transit	C2 Regional Transportation and Commuter Transit 2.1 Regional Transportation Networks 2.2 Commuter Transit* 2.3 Improved Transit Frequency*
60. Economy & Fiscal Health Element	
61. Parking Management Ordinance amendments to manage Downtown parking to reduce congestion, increase economic vitality, and preserve quality of life	C6 Circulation Improvements 6.5 Downtown Public Parking Pricing* C7 Parking Management* 7.1 Appropriate Parking*

*Required Mitigation Measure per MMRP or Required by State Law

PlanSB Draft Implementation Program: Summary Table

Project	Policy/Implementation Action
	<p>7.2 Downtown Parking Requirements</p> <p>7.3 Parking Districts</p> <p>7.4 Residential Parking Program</p> <p>7.6 Residential Off-Site Parking</p>
<p>62. Economic Development Plan/Special Studies Prepare and implement economic development plan and special studies focused on economic activities of identified areas</p>	<p>EF3 Economic Development Plan and Special Studies</p>
<p>63. “Buy Local” Program Work with local businesses to initiate a “Buy Local” program</p>	<p>EF4 Existing Businesses</p>
<p>64. Green Businesses Develop a green promotional and economic development program to support businesses that promote “green/sustainable” approaches</p>	<p>EF5 Green/Sustainable Businesses</p>
<p>65. Infrastructure Improvements Identify, evaluate and prioritize capital improvements that assist in businesses retention or expansion</p>	<p>EF9 Infrastructure Improvements</p>
<p>66. Business Incentives Work with local business organizations to develop specific strategies that provide incentives for business development and recruitment</p>	<p>EF10 Incentivize Business Development</p>
<p>67. Commercial Building Reuse Provide incentives for adaptive re-use of vacant commercial buildings</p>	<p>EF12 Re-Use of Commercial Space</p>
<p>68. Economic Strategy Pursue an economic development strategy that sets a regional jobs/housing balance as goal</p>	<p>EF23 Regional Economic Strategy</p> <p>23.1 Cooperative Strategy</p>
<p>69. Renewable Energy Resources Participate in the development of local renewable energy resources</p> <ol style="list-style-type: none"> a. Conduct a feasibility study, including a cost benefit analysis and carbon footprint assessment for a Community Choice Aggregation arrangement b. Implement a goal of non-petroleum fuel use of 20% by 2020 and 30% by 2030 c. Identify and study obstacles to installing small wind generators; prepare standards for siting, design, maintenance & operation d. Streamline planning & development rules, codes, processing & other incentives for renewable energy technologies 	<p>ER 6 Local and Regional Renewable Energy Resources</p> <ol style="list-style-type: none"> 6.1 Community Choice Aggregation 6.2 Alternative/Advanced Fuels 6.3 Incentives for Alternative/Advanced Fuel Infrastructure 6.4 Obstacles for Small Wind Generators 6.5 Facilitate Renewable Energy Technologies

*Required Mitigation Measure per MMRP or Required by State Law

PlanSB Draft Implementation Program: Summary Table

Project	Policy/Implementation Action
70. Air Quality Measures Develop standard air-quality mitigation measures for new development and construction (Ordinance Amendments)	ER10 Development Mitigation
71. Pest Management As allowed by State law, establish ordinance provisions to apply pest management requirements to development permits	ER14 Integrated Pest Management Programs
72. Storm Water Management Update Storm Water Management policies, including <ul style="list-style-type: none"> a. Update guidelines/measures for street sweeping, storm-drain stenciling, and public outreach for inclusion in conditions of approval b. Prepare or update regulations related to hosing down driveways c. Update Flood Insurance Maps floodplain boundaries 	ER16 Storm Water Management Policies <ul style="list-style-type: none"> 16.1 Storm Water Guidelines 16.2 Wash-Down Policies 16.3 Floodplain Mapping Update
73. Farmers Market Expand locations of Farmers Markets to include neighborhoods	ER18 Farmers Markets
74. Gardener Education Expand community and school education programs for producing year-round gardens	ER19 Gardener Education
75. Food Scrap Program Expand City program related to diverting food scraps from landfill	ER20 Food Scrap Recovery and Composting Program
76. Food Gardens Provide infrastructure for local community gardens; develop publicly-available edible landscaping in existing and new parks	ER21 Public and Private Food Gardens
77. School Gardens Work with Santa Barbara School District to develop organic gardens at school and a healthy waste-free lunch program	ER22 Good Gardens at Schools
78. View Protection Identify important public views of ocean, mountains or other valued views; establish list of important public view points and provide photo record; prepare development standards to protect views	ER24 Visual Resources Protection <ul style="list-style-type: none"> 24.1 Document Public Views

**Required Mitigation Measure per MMRP or Required by State Law*

PlanSB Draft Implementation Program: Summary Table

Project	Policy/Implementation Action
79. Tree &Vegetation Protection Prepare guidelines and standards for removal of significant trees and protection of significant natural vegetation	ER24 Visual Resources Protection 24.4 Vegetation Protection
80. Visual Guidelines Incorporate visual guidelines as part of design and environmental review guidelines	ER24 Visual Resources Protection 24.5 Scenic View Protection
81. Utility Undergrounding As part of the capital improvements program establish a listing of priority street segment (for the undergrounding of utilities), with realistic target dates	ER25 Enhance Visual Quality 25.1 Underground Utilities
82. Capital Improvements Pursue financing sources for maintenance and enhancement of capital improvement projects	PS2 Financing Capital Improvements 2.1 Fees 2.2 Bonds 2.3 Impacts on Citywide Services
83. Expand Water Conservation Programs	PS6 Water Conservation Programs 6.1 Water Conservation Programs 6.2 Recycled Water 6.3 On-Site Storage and Reuse
84. Water Supply Develop (with County & other jurisdictions) regional programs/projects to improve water quality reliability, including: <ol style="list-style-type: none"> a. Watershed management plans to protect Gibraltar/Cachuma reservoirs b. Agreements related to groundwater banking c. Regional approach to dry weather purchase agreements d. Process with Montecito Water District related to service availability to ensure adequate supplies 	PS7 Regional Cooperation on Water Supply Reliability 7.1 Gibraltar and Cachuma reservoirs 7.2 Groundwater Banking 7.3 Dry Weather Purchase Agreements 7.4 Montecito Water District

**Required Mitigation Measure per MMRP or Required by State Law*