

# General Plan Implementation Program

---

## Phase I Projects

**STATUS** in bold – description from last worksession in regular font – **update in bold**

1. **COMPLETED - 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.

**The City did receive minor comments from HCD and an additional resolution was adopted by Council accepting the changes on May 22, 2012.**

2. **COMPLETED - 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.

**The Historic Resources Element was adopted by Council on October 2, 2012.**

3. **UNDERWAY - 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.

**The program was initiated by Council on April 10, 2012; and an initial hearing was held with the Planning Commission on July 26, 2012. A forum discussion regarding the Employer Housing Incentive Program was held on September 12, 2012. The next formal step is a Planning Commission hearing for recommendations to Council; and this is tentatively scheduled for early 2013.**

4. **UNDERWAY - 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.

**An ordinance amendment extending the current ordinance is being processed because additional time is needed to complete the process for an updated Growth Management Program.**

The Planning Commission has held three hearings to consider the new Growth Management program, two meetings were focused on traffic issues and one covered all areas such as allocation categories and sound community planning findings. Two focus group discussions on traffic issues were held with long term stakeholders (architects, planning and traffic consultants, and land development attorneys). Staff explained our proposal on the transportation strategy. The next step is a hearing before the Planning Commission to forward its recommendations to Council on a proposed ordinance; that hearing will be held before the end of the calendar year.

5. **UNDERWAY - 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.

**An Informal discussion was held with Planning Commission on July 12, 2012. An Open House was held on August 15, 2012 with notice to all property owners affected by the proposed map designation changes. The attendance was very good. Next step is formal hearing with the Planning Commission to forward its recommendations to Council, to be held early 2013.**

6. **UNDERWAY - 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.

**Council adopted initial resolution exempting pending projects from strict compliance with setback. Direction to staff and Ordinance Committee to consider review criteria for projects within setback area – meeting date not yet scheduled.**

7. **UNDERWAY - 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 (SCS). 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.

**SBCAG Board approved the Joint Technical Advisory Committee recommendation for RHNA allocation. City portion of allocation is 4099 (289 units less than the prior RHNA). Work continues on the SCS.**

8. **COMPLETED - 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.

**Council adopted CAP on September 18. Moving onto implementation working with City Green Team and Council Sustainability Committee.**

9. **UNDERWAY - 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, technical studies, and Planning Staff resources.

**Safety Element Update professional services contract with Rodriguez Consulting Inc. executed in May 2012. Consultant is currently compiling and synthesizing information from existing studies related to geologic, seismic, flood and fire hazards. The Safety Element Update will also provide updated information regarding groundwater conditions and potential liquefaction hazards in the City. Meetings with staff from other departments including Fire, Airport and Waterfront are underway.**

10. **NEXT - 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.

**Initial staff work underway, next step discussion with Council likely to be scheduled early 2013.**

11. **NEXT - 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.

**Project is pending with workload balance needed for staff also involved in AUD ordinance.**

12. **UNDERWAY - 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.

**Two discussions have been held with the Planning Commission and ordinance amendments will be included in Growth management and/or AUD ordinances.**

13. **POSTPONED - 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.

**On September 18, Council directed that Public Works staff initiate a Neighborhood Transportation Plan for the Eastside, as a result this project has been postponed for at least a year.**

14. **UNDERWAY - 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.

**Recently Planning Staff has not worked with Arts staff on this plan.**