

**CITY OF SANTA BARBARA  
CITY COUNCIL**

**Helene Schneider**  
*Mayor*  
**Frank Hotchkiss**  
*Mayor Pro Tempore*  
**Grant House**  
*Ordinance Committee Chair*  
**Dale Francisco**  
*Finance Committee Chair*  
**Cathy Murillo**  
**Randy Rowse**  
**Bendy White**



**James L. Armstrong**  
*City Administrator*

**Stephen P. Wiley**  
*City Attorney*

**City Hall**  
735 Anacapa Street  
<http://www.SantaBarbaraCA.gov>

**TUESDAY, FEBRUARY 28, 2012, 9:00 A.M.  
SPECIAL MEETING AGENDA  
DAVID GEBHARD PUBLIC MEETING ROOM  
630 GARDEN STREET**

**ORDER OF BUSINESS:** Regular meetings of the Finance Committee and the Ordinance Committee begin at 12:30 p.m. The regular City Council meeting begins at 2:00 p.m. in the Council Chamber at City Hall.

**REPORTS:** Copies of the reports relating to agenda items are available for review in the City Clerk's Office, at the Central Library, and <http://www.SantaBarbaraCA.gov>. In accordance with state law requirements, this agenda generally contains only a brief general description of each item of business to be transacted or discussed at the meeting. Should you wish more detailed information regarding any particular agenda item, you are encouraged to obtain a copy of the Council Agenda Report (a "CAR") for that item from either the Clerk's Office, the Reference Desk at the City's Main Library, or online at the City's website (<http://www.SantaBarbaraCA.gov>). Materials related to an item on this agenda submitted to the City Council after distribution of the agenda packet are available for public inspection in the City Clerk's Office located at City Hall, 735 Anacapa Street, Santa Barbara, CA 93101, during normal business hours.

**PUBLIC COMMENT:** At the beginning of the 2:00 p.m. session of each regular City Council meeting, and at the beginning of each special City Council meeting, any member of the public may address the City Council concerning any item not on the Council's agenda. Any person wishing to make such address should first complete and deliver a "Request to Speak" form prior to the time that public comment is taken up by the City Council. Should City Council business continue into the evening session of a regular City Council meeting at 6:00 p.m., the City Council will allow any member of the public who did not address them during the 2:00 p.m. session to do so. The total amount of time for public comments will be 15 minutes, and no individual speaker may speak for more than 1 minute. The City Council, upon majority vote, may decline to hear a speaker on the grounds that the subject matter is beyond their jurisdiction.

**REQUEST TO SPEAK:** A member of the public may address the Finance or Ordinance Committee or City Council regarding any scheduled agenda item. Any person wishing to make such address should first complete and deliver a "Request to Speak" form prior to the time that the item is taken up by the Finance or Ordinance Committee or City Council.

**CONSENT CALENDAR:** The Consent Calendar is comprised of items that will not usually require discussion by the City Council. A Consent Calendar item is open for discussion by the City Council upon request of a Councilmember, City staff, or member of the public. Items on the Consent Calendar may be approved by a single motion. Should you wish to comment on an item listed on the Consent Agenda, after turning in your "Request to Speak" form, you should come forward to speak at the time the Council considers the Consent Calendar.

**AMERICANS WITH DISABILITIES ACT:** In compliance with the Americans with Disabilities Act, if you need special assistance to gain access to, comment at, or participate in this meeting, please contact the City Administrator's Office at 564-5305 or inquire at the City Clerk's Office on the day of the meeting. If possible, notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements in most cases.

**TELEVISION COVERAGE:** Each regular City Council meeting is broadcast live in English and Spanish on City TV Channel 18 and rebroadcast in English on Wednesdays and Thursdays at 7:00 p.m. and Saturdays at 9:00 a.m., and in Spanish on Sundays at 4:00 p.m. Each televised Council meeting is closed captioned for the hearing impaired. Check the City TV program guide at [www.citytv18.com](http://www.citytv18.com) for rebroadcasts of Finance and Ordinance Committee meetings, and for any changes to the replay schedule.

## **CALL TO ORDER**

## **ROLL CALL**

## **PUBLIC COMMENT**

## **NOTICES**

The City Clerk has on Thursday, February 23, 2012, posted this agenda in the Office of the City Clerk, on the City Hall Public Notice Board on the outside balcony of City Hall, and on the Internet.

## **CITY COUNCIL ADMINISTRATIVE AND ATTORNEY REPORTS**

### COMMUNITY DEVELOPMENT DEPARTMENT

**Subject: Joint Council And Planning Commission Work Session: Planning Division Work Program Activities (650.01)**

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.

## **ADJOURNMENT**



# 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

**PREPARED BY:** Bettie Weiss, City Planner  
John Ledbetter, Principal Planner

**SUBMITTED BY:** Paul Casey, Assistant City Administrator

**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**

<b>Project Ranking</b>	<b>Project Description</b>	<b>FY12/13 2012-2013<sup>1</sup></b>	<b>FY14 2013-2014</b>	<b>FY15 2014-2015</b>	<b>FY16 2015-2016</b>
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					

<sup>1</sup> Fiscal Year is from July 1 to June 31<sup>st</sup>.

**PlanSB Draft Implementation Program: Summary Table**

**Phase 1 Projects**

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

## PlanSB Draft Implementation Program: Summary Table

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

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

## PlanSB Draft Implementation Program: Summary Table

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

---

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

# PlanSB Draft Implementation Program: Summary Table

## Remaining Projects

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

<sup>1</sup> Does not entail redefining boundaries, General Plan Land Use Designations, or policies

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

## PlanSB Draft Implementation Program: Summary Table

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

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

## PlanSB Draft Implementation Program: Summary Table

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

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

## PlanSB Draft Implementation Program: Summary Table

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

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

## PlanSB Draft Implementation Program: Summary Table

Project	Policy/Implementation Action
<b>42. Circulation Element Update</b>	
<b>43. Transportation Demand Management Programs</b> 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.	<b>C6</b> Circulation Improvements <b>6.3</b> Transit Pass Program* <b>6.4</b> Cash-Out Parking* <b>6.6</b> Safe Routes to School Projects/Programs* <b>6.7</b> Carpooling and Telecommuting* <b>6.8</b> Car-Sharing*
<b>44. Low Emission Vehicles</b> Expand infrastructure and establish incentives for lower emission vehicles and equipment	<b>ER8</b> Low-Emission Vehicles and Equipment <b>8.1</b> Electric Vehicles
<b>45. Urban Health Planning</b> Program to integrate health concerns into local land use planning	<b>LG11</b> Healthy Urban Environment <b>11.1</b> Solicit Input <b>11.2</b> Create Guidelines <b>11.3</b> Report Back <b>11.4</b> Audit for Community Gardens
<b>46. Childcare Programs/Services</b> Program to incorporate childcare as criteria in development projects	<b>LG9</b> Multigenerational Facilities and Services <b>9.4</b> Transportation Demand Management <b>9.5</b> Project Evaluation Criteria
<b>47. Coordinated Development with Montecito</b> Develop process for coordinating with County, Montecito Association, and or/Coast Village Road area	<b>LG12</b> Community Character <b>12.5</b> Coast Village Road
<b>48. Transfer of Existing Development Rights (TEDR)</b> 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	<b>LG2</b> Limit Non-residential growth <b>2.4</b> Transfer of Existing Development Rights <b>LG6</b> Location of Residential Growth <b>6.5</b> High Fire Areas <b>6.6</b> Transfer of Development Rights (TDR)
<b>49. Presidio Park Apartments</b> Develop financial plan to purchase Presidio Park Apartments	<b>H21</b> Preserve Affordable Housing <b>21.4</b> Presidio Park Apartments
<b>50. Building Reuse Ordinance Amendments</b>	<b>H10</b> New Housing <b>10.3</b> Building Reuse <b>EF12</b> Re-Use of Commercial Space

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

## PlanSB Draft Implementation Program: Summary Table

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

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

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

## PlanSB Draft Implementation Program: Summary Table

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

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

## PlanSB Draft Implementation Program: Summary Table

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

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