

Adopted - Fiscal Year 2016 -2017
Long Range Planning Work Program

Introduction

On April 15, 2016, the Board of Supervisors reviewed and approved the Long Range Planning FY 2016-2017 Work Program outlined in the tables below by a vote of 5-0. The purpose of the Work Program is to provide the Montecito Planning Commission, County Planning Commission and Board of Supervisors with an opportunity to receive public input, review current ongoing and new potential projects, and select those projects that warrant general fund allocation and staff resources in the upcoming fiscal year. The Work Program provides a framework for consideration and determination of top priority projects, from the many requests for projects that are intended to improve our communities and/or update our Comprehensive Plan. Finally, the Work Program is a public method to track projects which the Planning Commissions, Board of Supervisors, staff and members of the public have identified for consideration.

FY 2016-2017 Required Services, Operations and Projects

Table 1, below, provides a summary of Long Range Planning’s on-going services, operations and projects for FY 2016-2017, including grant funded projects, State mandated projects funded by general fund contributions (GFC), and on-going projects funded by GFC. This table also provides the full-time equivalent (FTE) staffing levels that are a rough estimate for each project for FY 2016-2017 as well as FTE requirements for core required services and operations. A brief description of each on-going project is provided in Appendix A, of this report.

**TABLE 1
ON-GOING SERVICES, OPERATIONS AND PROJECTS
FY 2016-2017**

ON-GOING PROGRAMS AND PROJECTS	FTE*
Required Services	
Grant Research & Applications	
Ag Preserve Processing & APAC Support	
Regional & Inter-Agency Coordination	
Technical Support to Other Depts.	
Legislative Review	
General Plan Consistency Review	
Responsible Agency Review	
CIP Conformity Review	
General Plan Annual Report	
LAFCO/SBCAG Review	
Subtotal – Required Services	2.0
Operations	
Budget Development and Implementation	
Public Information, Referrals, Website and Outreach	

	Staff Meetings and Training	
	Evaluation and Performance Reviews	
	Division Administration	
Subtotal - Operations		2.5
Projects		
ON-GOING PROJECTS		
1	Coastal Resiliency (Grant)	0.4
2	Eastern Goleta Valley Community Plan	0.1
3	ECAP Implementation	0.6
4	Gaviota Coast Plan	0.5
5	Hollister Streetscape Improvement	0.3
6	Housing Element Implementation	0.5
7	Santa Claus Lane	0.5
8	Short Term Rentals	0.6
Subtotal - Projects		3.5
TOTAL FTE		8.0

*FTE = Full Time Equivalent Staff (Numbers Rounded Up)

New Projects for Fiscal Year 2016-2017

In addition to the on-going projects for FY 2016-2017 that are listed above in Table 1, the Board of Supervisors reviewed and prioritized the following new projects to be initiated by staff in FY 2016-17.

**TABLE 2
NEW PROJECTS
Fiscal Year 16/17**

NEW PROJECTS		FTE*
9	Airport Compatibility (Mandate)	0.3
10	Medical Marijuana	0.1
11	SGMA Support	0.2
12	Ag Permit Streamlining	0.8
13	Hoop Structures	0.5
14	IV Strategy Development	0.3
15	Scenic Highway Designation (Hwy 101 Gaviota)	0.1
16	EGVCP Mapping	0.3
17	Montecito Design Guidelines Phase - II	0.3
18	Telecommunications Ordinance	0.1
TOTAL FTE		3.0

*Estimated for one fiscal year. Some projects may take more than one year to complete.

Potential Projects for Future Fiscal Years

Table 4 below lists potential new projects as mid-term projects (recommended for consideration in subsequent fiscal years). This table provides a longer term view of those projects that may be funded in future years. These projects are not recommended for inclusion into the 2016-2017 Work Program, but may be considered in the future for inclusion into a Work Program. Projects are listed in random order.

**TABLE 4
POTENTIAL FUTURE PROJECTS**

POTENTIAL FUTURE PROJECTS		FTE*
Mid-Term (3+ Years)		
18	Medical Marijuana Regulations	0.5
19	Sign Ordinance	0.5
20	Oak Tree Protection Review	0.2
21	Circulation Element	1.2
22	Santa Ynez & Los Olivos Parking/Circulation Plan	0.4
23	Los Alamos In Lieu Parking Program	0.7
24	Mission Canyon Post-Disaster Recovery Plan	0.4
25	Santa Ynez & Los Olivos Design Guidelines	0.6
26	Mission Hills/Vandenberg Village Vision Plan	1.5
27	Economic Development Element	1.0
28	Accessory Meat Packing & Processing Ordinance	0.5
29	Noise Element Update	1.3
30	Land Use Element Update	3.0
31	Open Space Element Update	2.7
32	Groundwater Policy Updates/ Consistency Amendments	1.0
33	Climate Adaption (Inland County)	1.0
34	Telecommunications Ordinance	0.8
35	Special Events Ordinance Update	1.5
36	Brushing Ordinance Update	1.0
37	Safety Element Update	0.5
38	Outdoor Lighting Ordinance	0.5
39	Tasting Room CUP – Commercial Zones	0.5
40	Sustainable Living Research Initiative	0.7

* FTE are rough estimates and represent the total FTE expected to complete a project. Some projects would take more than one year to complete.

Ongoing Projects for Fiscal Year 2016-2017

A brief description and next steps of each project listed in Table 1 of the staff report is provided as follows in alphabetical order of the project names. All dates noted assume full funding of the project during the 2016-2017 Fiscal Year, and during subsequent fiscal years for multi-year projects.

1. Coastal Resiliency Project Phase II

- Collaboration with UCSB and the cities of Carpinteria, Santa Barbara, and Goleta to model sea level rise and potential associated hazards to coastal erosion and coastal flooding.
- Modeling results will be used to develop a Coastal Hazard Vulnerability Assessment and policies and programs that mitigate impacts from coastal hazards.
- The Coastal Hazard Modeling results and the Vulnerability Assessment results will be presented to the Board of Supervisors in Winter 2017.

2. Eastern Goleta Valley Community Plan

- Approved by the Board of Supervisors Fall 2015
- Support Coastal Commission certification process

3. Energy and Climate Action Plan (ECAP) Implementation

- Implement high priority measures identified for Planning & Development in the ECAP.
- Implementation measures specific to Planning & Development include:
 - Develop financial incentives strategies for energy-efficient retrofits (FY 16/17)
 - Update GHG inventory/forecast (FY 16/17)
- Continue inter-departmental coordination through the County's Energy and Sustainability Working Group.
 - Compile quarterly monitoring data for Planning and Development implementation measures (FY 16/17 and beyond)
 - Assist with refinement of the ECAP Monitoring tool.

4. Gaviota Coast Plan

- Develop an area plan which will update land use policies for the Gaviota Coast that are reflective of community values, trends and conditions, and are intended to protect Gaviota's unique characteristics and rural integrity.
- The Plan will provide a pathway for the community to address topics such as agricultural stewardship and sustainability, biological resources, design standards, public access, and scenic resources.
- Planning Commission hearings are scheduled for Spring 2016.
- Board adoption hearings are scheduled for Fall 2016.

5. Hollister Avenue – State Street Streetscape Plan

- Develop a streetscape plan to enhance aesthetics and foster economic vitality along the Hollister Avenue – State Street commercial corridor and provide a gateway into Goleta Valley.

- Develop the plan in concert with the circulation improvement plan that County Public Works is currently preparing.
- Conduct round-table meetings and workshops to engage residents and business owners.
- Staff expects to present design concepts/standards to the Planning Commission in Fall 2016
- Planning Commission and Board hearings for the streetscape plan are expected in Winter/Spring 2017.

6. Housing Element Implementation

- Continue implementation of the 2015-2023 Housing Element Update consistent with the County's adopted Housing Element.
- Chapter 5 of the Housing Element Update contains various programs to encourage affordable and special needs housing. Each program has an implementation timeline. The County committed to implement Program 1.16 (Design Residential (DR) Zone Modifications) by early 2016.
- Program 1.16 directs the County to evaluate and adopt as appropriate zoning ordinance amendments that encourage affordable, special needs, and senior housing projects in the Design Residential (DR) zone. Possible zoning ordinance amendments include increasing the maximum site coverage (percent) for structures, reducing the minimum net site area (percent) reserved for common and/or public open space, and reducing parking standards.
- Begin implementing Programs 2.2 (Special Needs Housing Regulations) and 2.8 (Transitional and Supportive Housing) per the timelines in the Housing Element Update. Program 2.2 will allow combined emergency shelters, single room occupancy projects, treatment facilities, and temporary housing in certain zones. Program 2.8 will allow transitional and supportive housing subject only to those zoning regulations that apply to other residential dwellings of the same type in the same zone.

7. Santa Claus Lane Beach Access and Street Improvements

- Enhance recreation and business opportunities by preparing a master plan for streetscape improvements, safe beach access, and parking for an approximately one-half mile segment of frontage road and beach along Santa Claus Lane/Padaro Beach.
- Complete and release the Draft Mitigated Negative Declaration (MND) for new pedestrian rail crossing for public review in winter/spring 2016. Present the Final MND to the County Zoning Administrator in Spring 2016.
- Complete and submit the California Public Utilities Commission (CPUC) rail crossing application to the CPUC for approval in Summer 2016.
- Prepare and process a Coastal Development Permit for the pedestrian rail crossing in summer 2016. Present the project to the ZA for approval in Fall 2016.
- Continue public outreach with residents and business owners; ongoing throughout FY 2016/17.
- Provide technical support to Public Works and its engineering consultant that is preparing construction plans for the streetscape improvements; ongoing throughout FY 2016/17.

8. Short Term Rentals

- Develop an ordinance to address the use of short term rentals.

- Planning Commission hearings for ordinance adoption are expected in Spring 2016.
- Board of Supervisor adoption for the zoning ordinance amendments are expected in Summer 2016.

Recommended New Projects for Fiscal Year 2016-2017

A brief description of each project listed in Table 2 of the staff report is provided as follows. All dates noted assume full funding of the project during the 2016-2017 Fiscal Year, and during subsequent fiscal years for multi-year projects.

9. Airport Land Use Plan Consistency Amendments (State mandated)

- The Santa Barbara County Association of Governments (SBCAG) is preparing comprehensive amendments to the Airport Land Use Plan (ALUP). SBCAG's update of the ALUP will include revised information for the six airports in Santa Barbara County, including Santa Barbara, Santa Maria, Lompoc, Santa Ynez, and New Cuyama Airports, as well as Vandenberg Air Force Base. Updated information will reflect four major plan areas, including noise, safety, airspace protection, and overflight with specific land use compatibility criteria. SBCAG will serve as the lead agency for environmental review of the ALUP, which will be utilized by the County for CEQA compliance of the Land Use Element amendments.
- Government Code Section 65302.3 (a) and (b) requires consistency of the Comprehensive Plan with the ALUP within 180 days (6 months) of adoption by SBCAG.
- This project would amend the Comprehensive Plan and Land Use and Development Code to achieve consistency with the ALUP.
- The project is expected to begin in Summer 2016.
- Project initiation is contingent upon SBCAG's completion of environmental review.

10. Medical Marijuana

- On October 9, 2015, Gov. Brown signed Senate Bill 643 and Assembly Bills 243 and 266. Collectively, these bills are called the Medical Marijuana Regulation and Safety Act (MMRSA).
- Monitor and analyze State implementation of MMRSA.
- Research and analyze potential tax, licensing and other revenue generating models.
- Project expected to begin Summer 2016.

11. Sustainable Groundwater Management Act

- The Sustainable Groundwater Management Act (SGMA) was signed into law by Governor Brown in 2014, consisting of a package of three bills (AB1739, SB1168, and SB 1319).
- SGMA provides a framework for the sustainable management of groundwater supplies by local agencies, with provisions for state intervention if necessary to protect the resource. SGMA provides tools, authority, and deadlines for local agencies to achieve sustainability over a 20-year implementation period.
- Implementation of SGMA is a multiyear effort and requires ongoing Planning and Development support.

12. Agricultural Permit Streamlining

- Develop a revised zoning permit structure for agricultural uses that would allow increased flexibility in the type of permit and allow compatible new uses which support and encourage the continuation of local agricultural operations.
- The agricultural tiered permit structure will allow landowners to develop small-scale uses with an over-the counter or other staff issued permit. The scale of the permitted uses is intended to support and be compatible with existing agricultural activities.
- The project will evaluate agricultural tiered permit concepts developed as part of the draft Gaviota Coast Plan and consider their appropriateness countywide.
- The project will begin in Summer 2016.

13. Hoops Structures

- On February 9, 2016, the Board of Supervisors considered options to exempt hoop structures from the Building Code and Zoning Ordinances. The Board directed staff to return to the Board with Building Code Amendments and consider/include corresponding Zoning Ordinance Amendments in the Annual Work Program.
- The project will amend the County Zoning Ordinances to allow hoop structures up to 20 feet in height.
- The project will begin in Summer 2016.

14. Isla Vista Strategy Development

- Pending the November 2016 election for an Isla Vista Community Service District, Long Range Planning has reserved staff resource capacity for community planning efforts in Isla Vista including the Isla Vista Master Plan Update.
- The project is expected to begin Winter 2017.

15. Scenic Highway Designation – Highway 101 Gaviota Coast

- Pursue Scenic Highway Designation for Highway 101 through the Gaviota Coast Plan area.
- Document supporting studies and eligibility criteria, coordinate community input and Board of Supervisor recommendation hearings, and coordinate project submittal to Caltrans for review and approval.
- This project is contingent upon the Gaviota Coast Conservancy receiving grant funding and assisting with the preparation of the Caltrans application
- This project is expected to begin Spring 2017.

16. Eastern Goleta Valley Mapping

- The Eastern Goleta Valley Community Plan (EGVCP) Focused ESH/RC Overlay Mapping project would update the ESH/RC Overlay Map within the Rural Area of the EGVCP plan area.
- The project would implement, in part, Action ECO-EGV-5A, adopted as part of the EGVCP on October 20, 2015, which states "...maps of ESH/RC overlay areas shall be studied and updated to reflect the current extent of known biological resources/habitat areas..."

- The maps will show chaparral habitats and Environmentally Sensitive Habitats (ESH) based on existing inventories, 2015 aerial photography, and limited fieldwork. The 2015 aerial photography will be used to refine the boundaries of existing mapped habitats. Field work will be limited to validating mapping updates.
- The updated map would provide an enhanced tool for the implementation and enforcement of the new ESH policies, development standards and ESH Overlay regulations adopted as part of the EGVCP.
- The project will begin in Summer 2016.
- Planning Commission and Board of Supervisors hearings to adopt the updated map anticipated for Spring 2017.

17. Montecito Design Guidelines – Phase II

- The recent (2016) update of the *Montecito Architectural Guidelines and Development Standards* (Guidelines) revised the “maximum house net floor area” to include basements and attached accessory structures. However, the update did not address detached accessory structures.
- Concerns have arisen that detached accessory structures are becoming more and more common in Montecito. Some recent residential projects have included three or more detached accessory structures (e.g., cabañas, artist studios, workshops) on relatively small lots. Excessive structures may eliminate open space and may not be compatible with the scale of structures in the neighborhood.
- The proposed limited update (Phase II) will consider additional revisions to the Guidelines to address detached accessory structures. One option would limit the size of detached accessory structures to a percentage of the “maximum house net floor area.” Public outreach will be an important component of the project and may result in other options.
- This project is expected to begin Summer 2016.

18. Telecommunications Ordinance

- On April 5, 2016, the Board of Supervisors considered a request from the Southern California Gas Company to exempt advance metering (smart meters) technologies from the Zoning Ordinance and directed staff to include this ordinance exemption project in the FY 16-17 work program.
- The Southern California Gas Company has agreed to reimburse the County for processing and environmental review costs associated with this project.
- This project is expected to begin Summer 2016.