

GVPAC Land Use Goal-Making Matrix

Environmental Protection and Stewardship

<i>Land Use Issue Area</i>	<i>2009 Recommended Goleta Valley Planning Advisory Committee Goals</i>
Overall/General	<p>GUIDING PRINCIPLE: We are a community that embraces conservation, environmental stewardship and consciously living within our resources.</p> <p>*Protect and enhance the community’s natural resources and respect the environmental constraints in the Planning, Construction, and Operation of New Development*</p> <p>*Create incentives for environmental protection and stewardship*</p>
Air Quality	<p>Clean air, regionally</p> <ul style="list-style-type: none"> Protect sensitive land uses from pollution Buffer sources of pollutants Reduce vehicle-generated pollution Support state/federal efforts to reduce pollution (e.g., from shipping) <p>Reduce locally-produced GHG</p> <ul style="list-style-type: none"> Air quality that meets/exceeds state and federal air quality and GHG standards <ul style="list-style-type: none"> Including State’s ‘New Homes’ program Implement land use & transportation planning consistent w/Air Quality planning Reduce car trips Promote public transportation, biking, etc.

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Environmental Protection and Stewardship

Biology, Ecology and Habitats

Enhance Biological diversity *(of native species)*

Limit invasive and/or flammable species (see California list of invasive species)

Preserve, restore and maintain native biological resources

Improve ecological function of creek habitats, including fish passage, wildlife corridors (connectivity), and bird nesting

Plan for natural processes, such as fire and flooding, and designate land use and zoning accordingly, taking into account sea level rise

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Environmental Protection and Stewardship

Watershed Health: Flooding, Drainage and Storm-water Management

Healthy waterways; Preserve and improve the health of our watersheds, ridgeline to shore

Extend sewer system throughout the urban area, to reduce the use of septic systems

Promote movement towards natural hydrological conditions to ensure stable creek banks, reduce flooding, and improve watershed health

Remove concrete and allow waterways to meander, where feasible

Improve water quality in suburban area creeks

Restore and enhance riparian habitats

A clean, adequate water supply available to everyone, for current and future needs

Promote water conservation

Greywater recycling systems

Groundwater recharge

Land use decisions which take water supply into consideration

Prevent the need for beach closures due to polluted water

Support coordinated land use planning by the use of watershed management planning (Eastern Goleta Valley & neighboring jurisdictions)

Create/maintain a set of BMPs for watershed(s)

New- & Re-development s/b reviewed by a Watershed Specialist or Water Resources Specialist

Protect existing aquifers and prevent overdraft

Create new water conservation standards for vegetation/irrigation for new development & remodels

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<p>Geology, Geography, Topography, and Soils</p>	<p>Minimize erosion</p> <ul style="list-style-type: none"> *Restore (where feasible) and protect natural landforms/ridgeline* *Minimize grading, and balance cut-and-fill* *Consider seismic safety when siting new development* *Discourage off-road vehicles (and enforce legislation thereabout)*
<p>Noise</p>	<p>Quiet residential streets</p> <p>Reduce noise impacts (i.e., increased setbacks, *dual-pane windows), especially to sensitive receptors*</p> <p>Implement land uses that minimize noise impacts *(during planning, construction and implementation phases)* to the built environment</p>
<p>Resource Recovery and Solid Waste Management</p>	<ul style="list-style-type: none"> *Encourage recycling (inc. green waste) & availability of recycled products* *Minimize construction waste & require its recycling* *Reduce waste production/waste stream; maximize diversion technologies* *Encourage use of recycled materials* *Encourage creative uses of waste (e.g., into energy/fertilizer)*

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Sustainability	Conserve water, resources, and energy Use renewable materials and energy Promote 'green' technology for economic growth *Sustainable site design, architecture, planning & urban design*
Other or Additional Goals	Use the best available scientific data *in all land use decisions* *Explore creative means to accomplish these goals*

Recommended Planning Tools:

*Poplars – clean hydrocarbons/groundwater

*Limits on lawn sizes (e.g., 20% of lot area)

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Parks, Recreation, Trails, Open Space, and Public Views

<i>Land Use Issue Area</i>	<i>2009 Recommended Goleta Valley Planning Advisory Committee Goals</i>
Overall/General	<p>Our community has preserved and enhanced our public lands. Open space, protected habitats and parks are plentiful, tranquil, and accessible.</p> <p>Preserve the spectacular beauty of our coast, valley and mountains.</p> <p>Provide, maintain, and expand parks, trails, open space that meet or exceed County standards for current and future residents.</p>
Active Parks with playgrounds, ball fields, picnic areas, etc.	<p>Provide indoor and outdoor, active recreational opportunities that meet or exceed standards (reference 1999 study).</p> <p>More pocket parks south of US101 (explore infill areas for small parks/community gardens/playgrounds, connecting with bike trails)</p>
Passive Areas with trails, habitat areas, and open spaces	<p>Provide appropriate access to and connectivity between trails, parks, beaches, other open spaces</p> <p>Sensitive habitat areas have been restored & provide passive recreational opportunities</p> <p>Create an interconnected network of trails from mountain to shore, linking the beaches to the National Forest</p>

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Parks, Recreation, Trails, Open Space, and Public Views

Open spaces for habitat protection, views, and passive recreation

Increase the amount of open space

Restore native habitats, remove invasive exotic weeds, and maintain trails along habitat areas (open space, creeks, trails)

Work with combined agencies for comprehensive open space planning/acquisition/implementation

Encourage buffers between land uses to maintain the rural character of our community

Local and Regional Hiking/Biking Trails

Link trails and open space to provide recreational corridors

Expand the community's trail system with special emphasis on recreational trails in the foothills

Increase the number of closed-loop trails

Create comprehensive urban forestry plan, incorporating shaded bike and walking paths for safe routes to school and work

Provide connectivity from the urban area to the mountains (east-west, north-south)

Explore the possibility of adopting the suggestions of SB County Trails Council (8/19/09)

Provide more coastal access points and trails

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Parks, Recreation, Trails, Open Space, and Public Views

Public View Corridors	<p>Protect and enhance the aesthetics of the Eastern Goleta Valley, with major emphasis on protection of viewsheds</p> <p>Building height is consistent with existing built environment and the lay of the land</p> <p>Design built environment to consider/enhance public views & aesthetic resources and to be consistent with community character</p>
Other or Additional Goals	<p>Neighborhood & pocket parks distributed appropriately throughout the planning area</p> <p>Provide educational components (including interpretive materials) at parks/open space/trails</p>

Recommended Planning Tools:

General discussion:

Limit the use of motorized vehicles in open space areas (check on electric bicycles)

Work to bring private land into public ownership for parks/open space/etc.

Look to the recommendations of the Trails Council for specific trails

Look into conditioning development to provide parks/trails/open space

Identify public viewsheds in the planning area

Sell passes in order to fund maintenance of trails/parks

Kim's

Atascadero Creek becomes a greenway

Use of transfer of dev rights

New trails through San Marcos Preserve

Create a bridge over Atascadero Creek

Conservation easements

Looping trails

DIF for parks improvements/maintenance

Work with Goleta Valley Beautiful

Mixed-use projects

PUD zoning with rec open space

Public community gardens on open space areas

Rails to Trails, Safe Routes to Schools

Obtain funding from CAL-FED, EPA, etc for maintenance programs

More pocket parks

Valerie's

Parks/open space district...

Maintain rec zoning of county campus...

Establish green belt and wildlife corridors...

Trails from EGV to LPNF...

Seasonal access in flood-control basins...

...from Visioning Doc

Coordinate bus routes & parking at trail heads

Implement South Coast Bike Plan

Provide additional beach access where appropriate

Intermodal linkages to parks/open space

Facilitate public educational tours of open space areas

Pursue joint use agreements with schools

Public gardens

Convert abandoned railroads to parks

Look into requiring a pocket park in any development with more than 3 houses

Trail maintenance in More Mesa park equestrian activity

Separate uses on multi-use trails?

More biking trails from Tucker's Grove

Maintain existing trails

Make bike path to Walnut pocket park

Create a regional park district (a la Sonoma, Marin, and Monterey counties)

All lots adjacent to open space should be rezoned to densities of 1 unit/acre

Bonnie's

Consider rezones

Consideration s/b given to expansion of existing coastal access point

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Public Safety, Services, and Infrastructure

<i>Land Use Issue Area</i>	<i>2009 Recommended Goleta Valley Planning Advisory Committee Goals</i>
Overall/General	<p>GUIDING PRINCIPLE: We are a safe community with exemplary public services. Ensure that development does not outpace public services</p>
Hazardous Materials Management/Emergency Services	<p>Ensure that Hazardous Materials do not compromise public safety Provide exemplary emergency services to protect public safety Promote safe pest management practices (implementation? City of Goleta?)</p>
Water Supply	<p>A clean, adequate water supply available to everyone that meets current & future needs</p> <ul style="list-style-type: none"> Promote water conservation (e.g., rainwater capture) Greywater recycling systems Promote “green” technology for economic growth Groundwater recharge
Wastewater Treatment	<p>Ensure that wastewater discharge does not exceed mandated or acceptable levels, in order to protect oceans/beaches/groundwater</p> <ul style="list-style-type: none"> Promote greywater use Promote low-energy, alternative wastewater treatment systems

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<p>Historic and Archaeological Resources</p>	<p>Preserve archaeological/historic/cultural resources (e.g., Slippery Rock, rock art)</p> <p>Encourage provision of public access to historic/cultural structures/landscapes/trails/roads</p>
<p>Fire Services, Law Enforcement, and Emergency/Disaster Services</p>	<p>Safety</p> <ul style="list-style-type: none"> Develop a master plan for the County campus (coordinate: public access, public services, public meetings, etc.) into a vibrant community center Ensure that an appropriate ratio of firefighters (4000:1) is maintained Locate fire stations to maintain a 5-minute response time Establish an appropriate ratio of police officers to citizens to maintain public safety MC Comm. Plan – language to mitigate impacts to public safety in high-fire-hazard areas Plan development appropriately to minimize risk of fire Raise awareness of living in a high-fire risk area (and treat areas appropriately according to risk level) <p>Special planning to address architecture/landscaping/etc in high-fire-hazard areas</p> <p>Interconnectivity</p> <ul style="list-style-type: none"> Maintain/require ingress/egress Create semi-permeable barriers (as opposed to impermeable) Encourage connectivity

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Schools	Ensure easy and safe access to all schools (traditional and other types) in the planning area More Class I bike lanes Safe pedestrian/bike/automobile routes, increasing connectivity Reduce impermeable surfaces (e.g., asphalt), plant more trees
Other or Additional Goals	

Recommended Planning Tools:

(Re)open FS 14 or 12

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Commercial Land Use

<i>Land Use Issue Area/Location</i>	<i>2009 Recommended Goleta Valley Planning Advisory Committee Goals</i>
Overall/General	<p>Provide “local community” (and the greater Eastern Goleta Valley) with commercial services, employment opportunities and attainable market rate housing choices.</p> <p>Provide carefully planned infill commercial and residential mixed use development to relieve pressure on rezoning open spaces.</p> <p>Promote and maintain vibrant/local economy and support local businesses.</p> <p>Seek out potential mixed-use spaces that could accommodate small stores, bike stations, destination clusters that are within biking/walking distance of residential neighborhoods.</p> <p>Commercial centers should be aesthetically pleasing and in character with the surrounding environment. Adopt Design Guidelines for aesthetics for new and redeveloped commercial areas.</p> <p>Maintain our current jobs:housing ratio.</p> <p>Our commercials centers provide ample connectivity to our multi-modal transportation system and local neighborhoods.</p> <p>Create a Master Plan for the County campus.</p>
Turnpike Shopping Center	<p>Transform 60’s auto-oriented supermarkets to a mixed use “country mart”</p> <p>Create a community-focused center with pedestrian- and bike-friendly access, outdoor cultural/social community space, ample tree canopy, and attractive/good parking supply.</p> <p>Improve internal/external circulation/accessibility.</p>

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Upper State St. Bowtie	<p>Create community-/pedestrian-oriented destination for goods and services. Infrastructure project at Railroad track should promote pedestrian/bicycle connectivity between Ben Page community facility/Bicycle trails and Upper State Street pedestrian retail.</p> <p>Create an attractive, safe, interconnected commercial area with streetscape planning and pedestrian/bike/bus connections.</p>
Turnpike T-Bone	Rezone Highway Commercial to community-oriented services.
Magnolia Center	Connect neighborhood to retail/services by safe and appropriate alternate means of transport.
San Marcos Corner or Patterson Storage	<p>Patterson Storage: Envision future use/need after storage facilities run their useful life.</p> <p>San Marcos Corner: Ensure that office developments are paired with local amenities and services.</p>
Other or Additional Goals	Look at Puente & Hollister corner as a potential neighborhood commercial node for the future.

Recommended Planning Tools:

Design Guidelines

Form-based Code (size/bulk/scale, height)

Adequate circulation/parking for mixed-use projects

San Marcos HS facelift?

Zone for Shopping Center-Park?

Pedestrian bridge over Hollister

Small-area Plan(s)

Appropriate amenities (showers, restaurants, bike lockers/parking, gym)

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Mobility, Circulation, and Parking

<i>Land Use Issue Area</i>	<i>2009 Recommended Goleta Valley Planning Advisory Committee Goals</i>
Overall/General	<p>A safe, well-planned, maintained, and efficient system of multi-modal transportation that is aesthetically pleasing and enhances our community character.</p> <p>Our community provides a safe and secure environment for residents and motorists alike.</p>
Sustainable Transportation Options	<p>There are improved opportunities to bike, walk, and/or use public transit as opposed to drive.</p> <p>*Increase the utility of the transportation network for all transportation modes</p> <p>Provide for safety, ease (including shortened trip times), and connectivity of modes of transportation to each other and to the places people need to go.</p> <p>Provide employers incentives to reduce traffic congestion (including bike stations, showers, etc.).</p>
Alternative Transportation: Sidewalks, Bikepaths, Mass Transit, etc.	<p>Reduce demand for car travel by improving alternative forms of transportation.</p> <p>Provide and maintain pedestrian walkways on at least one side of the street.</p> <p>Increase number of Class I and II bike paths (especially in Northern Eastern Goleta Valley) and maintain them.</p> <p>Improve and up-grade existing Class II and III bike paths.</p> <p>Improve safety and access of existing bike paths.</p> <p>Increase number of routes and the frequency of bus routes with special focus on connecting residential neighborhoods with commercial nodes.</p>

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	<p>Provide a sufficient number of bus stops.</p> <p>Bicycles can be safely secured at commercial nodes and mass transit nodes.</p> <p>Increase the number of North-South bike paths and bus routes.</p> <p>Provide sheltered bus stops.</p>
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<p>Intersection and roadway level of service/traffic congestion</p>	<p>The threshold of level of service (LOS) throughout our transportation grid is maintained at a LOS standard appropriate for the character and purpose of the roadway.</p>
<p>Streetscape and Transportation Corridors</p>	<p>Develop a plan for the Hollister/State Street corridor from Auhay to City of Santa Barbara.</p> <p>All our main transportation corridors accommodate safe and secure forms of multi-modal transportation (sidewalks, bike paths).</p> <p>Improve Hollister streetscape from Patterson to 154 while still providing easy and safe access to local businesses.</p> <p>Create a form-based code for the State Street/Hollister corridor (provide adequate short-term parking for commercial nodes).</p> <p>Streetscapes along our main transportation corridors are pleasant to look at and are pedestrian and bicycle friendly.</p> <p>Explore opportunities for additional East-West connections with the City of Goleta</p>
<p>Air Quality and Greenhouse Gases</p>	<p>The average daily trips (ADT) and vehicle miles travelled (VMT) are minimized.</p> <p>Enable the use of Electric Vehicles (EVs) on our main transportation corridors.</p> <p>Commercial nodes include sufficient number of fueling and/or charging stations for alternative-powered vehicles. (Provide appropriate infrastructure for different types of vehicles.)</p> <p>Increased number of trees along roadways.</p>
<p>Child, Pedestrian- and</p>	<p>Increased number of Class I bike paths that children can safely use to get to and</p>

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<p>Bicyclist- friendly/safety oriented neighborhood design/ Safe routes to schools</p>	<p>from local schools.</p> <p>Improve the safety of pedestrians and bicyclists in residential neighborhoods, and especially safe routes to schools.</p> <p>Residents feel safe to walk and ride their bikes in their own neighborhoods.</p> <p>Roadways are designed to discourage speeding through residential neighborhoods.</p>
<p>Enforceable speed limits</p>	<p>Roadways in residence districts that meet the State requirements of a local street are appropriately classified. (Redesignate when necessary.)</p> <p>Posted speed limits on local streets in residence districts are enforceable.</p> <p>Reduce speeds, as appropriate.</p>
<p>Other or Additional Goals</p>	<p>All commercial nodes include sufficient parking for both employees and customers.</p> <p>Ensure transportation planning is consistent with land use planning.</p>

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Recommended Planning Tools:

*Roundabouts/traffic calming, Parking restrictions

*Streetscape, Urban forestry plan and/or tree list, Consistent plantings

*Use minibuses instead of large buses with increased frequency.

*Establish minibus routes from pocket communities to local schools at the appropriate times and with an appropriate frequency.

*Pedestrian bridge (San Marcos HS)

*Complete streets

*County campus plan

*TDM (flex work schedules, telecommuting, reduced peak trips, etc.)

*Increase safety of roads, by reducing conflicts between uses/users (e.g., commercial vs. residential)

*Extend Maria Ygnacio bike trail via a Class I bike path to the school

*Class I bike path along Hollister

*Well-designed speed tables 'system', street 'furniture'

Create a "Bike Share" program.

Change the Highway Commercial zoning near the Turnpike/Calle Real intersection to something more appropriate for local use.

Add sidewalks along Calle Real and Cathedral Oaks.

Reduce Turnpike south of Hollister to two lanes, improve bike path.

Improve bicycle paths and related signage on or near the 154/State Street intersection. Consider an underpass in the same area.

Use road classifications that are consistent with the Federal Highway Administration (FHWA): arterial, collector, and local.

Eliminate parking on one side of the road for some streets to create a Class I bike paths.

When appropriate, use active and passive traffic calming measures to maintain speed limits within residence districts.

Implement the bicycle trail currently proposed along the 101/train track corridor.

Take advantage of the Rails-to-Trails campaign.

Study the transportation flow to and from schools to improve circulation and increase bicycle access.

Improve bike path access to San Marcos High School. Create a Class "2.5" or better bike path along Turnpike by placing bumper planters.

Reduce the number of miles travelled by improving the mixture of shops in commercial nodes.

Some Electric Vehicles (EVs) are not allowed on roads with speed limits greater than 35 mph such as Hollister (45 mph). This makes it impractical for an EV to travel along the main corridors in EGV. Can we lower speed limits or change the law to allow neighborhood EVs on road with 45 mph speed limits? Can we have a dedicated lane for EVs (similar to dedicated bus lanes)?

Use minibuses instead of large buses with increased frequency.

Establish minibus routes from pocket communities to local schools at the appropriate times and with an appropriate frequency.

Provide buffers between cars, bikes, and pedestrians.

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Agricultural Land Use	
<i>Land Use Issue Area</i>	<i>2009 Recommended Goleta Valley Planning Advisory Committee Goals</i>
Overall	<p>Maintain and enhance agriculture as a vital element in a sustainable mix of economic activity.</p> <p>Preserve and enhance the agricultural characteristics of the planning area.</p> <p>Provide for a wide range of sustainable agricultural operations.</p>
Rural Agriculture	<p>Expand, maintain and enhance large-parcel agricultural operations in rural areas.</p> <p>Protect agricultural lands in the rural area from encroachment by incompatible land uses.</p>
Urban Agriculture	<p>Develop small area plans for the 5 areas identified (Patterson Ag Block –wetlands, Patterson Ag Block-Coastal zone, MTD, Turnpike/Hollister, Foothills).</p> <p>‘maximize amount of open space, community gardens, connectivity, pocket parks’</p> <p>any conversion of agricultural land to non-agricultural use includes a meaningful open space, parks, trails and/or community gardens component.</p> <p>County shall explore new Parcel Specific Development Standards (in the South Patterson Block) Comprehensive Plan</p> <p>County shall explore new zoning (overlay?) for specific urban Ag lands that can no longer support the business of crops for profit.</p> <p>Review and reassess constraints & obstacles to agricultural operations in the urban area</p> <p>Review existing buffers between agricultural and commercial zones; maintain and</p>

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	<p>enhance existing buffers to consider natural features</p> <p>Allow flexibility with a range of uses permissible for urban agricultural land to promote viable agribusiness and maintain agricultural characteristics.</p>
Preservation of viable agricultural operations	<p>Assist farmers and land owners in promoting sustainable agriculture and protecting viable farm lands for production in the Goleta Valley</p> <p>The viability of agricultural operations shall be determined through a transparent and clearly pre-defined process, including an environmental and financial analysis of agricultural land-use alternatives.</p> <p>The financial analysis of future agricultural operations shall be used for evaluating the viability of agricultural lands.</p> <p>Improve access to existing agricultural operations.</p>
Support for local food production and agri-businesses	<p>Assist the community of Goleta Valley in increasing the production of foods for the common interest of sustaining local agriculture (food production).</p> <p>A diversified labor/service pool is available to support local agriculture</p>
Other or Additional Goals	

Recommended Planning Tools:

- Farm Worker Housing
- Williamson Act Preserves
- Agricultural Conservation Easements
- Transfer of Development Rights (TDR)
- Deeper Buffer Zones
- Selective conversion of smaller or lower-priority farms to keep pressure off of the more important farm areas
- Cluster residential development; well-designed compact development among residents and urban planners could ease development pressure on farms and open space by using land more efficiently, dense development can significantly reduce traffic and air pollution.
- Do a Parks/Community Garden Overlay
- Work with local agencies already in place to create more home-grown gardens or community gardens

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- Create a set of standards for measuring prime agricultural land at the local level (Vision)
- Promote home and infill gardens (Vision)
- Schools and other public institutions give purchasing priority to local produce
- Encourage and support ways that allow agriculture to maximize its flexibility to ensure profitability (Vision)
- Reevaluate the size standard for minimum, viable agriculture zoned parcels in suburban settings
- Set standards for home and community gardens that encourage safe, organic growing methods.
- Provide training seminars to home gardeners for the use of biological pest controls and organic growing methods, including low water usage
- Work with water agencies to ensure efficient utilization and protection of the local water supply (Vision)
- Consider construction of a small-scale distribution center
- Create and enhance incentives to keep agricultural lands in agriculture (Vision)
- Avoid land use incompatibility by requiring that any new development adjoining the agricultural parcels have sufficient buffer zones (Vision)
- Work with public land trusts to identify and procure development rights and conservation easements on productive land (Vision, Bonnie shortened)
- Provide adequate housing for farm workers (Vision+B shortened)
- Develop policies that encourage the use of unique, clean and cost-effective biological pest control and fertilization methods. (Vision)
- Review/rewrite Policy LUA-GV-4 "Sensitive land uses" to create standards for mixing some usage of clean, organic agriculture in conjunction with schools, senior facilities and other institutions that may have a benefit to these facilities and the health of those who inhabit therein.
- "S" permit determined by Specific Use Regulation (winery) to include Community gardens. (SBCounty Land Use & Dev. Code)
- Enforce Farm Protection Act
- Right-To-Farm Ordinance

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Residential Land Use

<i>Land Use Issue Area</i>	<i>2009 Recommended Goleta Valley Planning Advisory Committee Goals</i>
Overall/General	<p>Our community is a place where change comes purposefully and within our resources, and when we grow, we grow slowly, and in a manner that preserves and enhances the character of our neighborhoods and our quality of life, while protecting and retaining our agricultural land and open spaces.</p> <p>Create a heart for the community to connect residential uses with services, goods, and social/cultural areas.</p>
Housing location	<p>Continue to ensure that a variety of housing options are available throughout the planning area, optimizing locations near existing services and transportation corridors, parks, bike paths, etc.</p> <p>Housing development is limited to infill projects contiguous to existing developed areas. (Consider cumulative effects.)</p> <p>No new residential development in hazard areas, such as flood zones, fire hazard areas, liquefaction, and steep slopes.</p> <p>Mixed use housing opportunities consistent with the character of local neighborhoods provide good quality of life for residents and easy access to services and infrastructure.</p> <p>Use existing developed land to its full potential before developing vacant land.</p> <p>Provide a wide range of housing options and costs (to rent or own) within the planning area in order to diminish the need for long commutes.</p> <p>Ensure that residential population increases are paced with increases in public</p>

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facilities and services to meet the needs of existing and future populations.

Consider land use changes in residential areas in the urban area only:

when the change improves the natural environment or the environmental impact is minimized, and

when the change enhances community character, and

when the change provides significant public open spaces and/or community parkland.

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Housing affordability	Continue to welcome diversity in the community by offering a range of housing options serving a broad spectrum of incomes, lifestyles, and age groups and supporting policies that promote affordability of housing.
Housing design and site planning	<p>New residential and redevelopment projects shall use energy efficient building techniques and technologies. Require water conservation, water recycling and use of renewable energy.</p> <p>New residential construction shall connect to existing sewer systems</p> <p>New residential development and densities shall fit in with the existing built environment and reflect the desires of the community.</p> <p>“Ensure that all new development and changes to existing development are compatible with the character, scale, and design of the neighborhood.” (From City of Goleta)</p> <p>We recognize the value of legal residential second units and encourage their development in manner consistent with the neighborhood character and property.</p> <p>Ensure that all new houses are resource efficient and low-impact.</p> <p>Ensure that all residential development protect and enhance the aesthetics and viewsheds of the built and natural environments of the planning area.</p>
Housing Preservation	<p>“Protect, conserve, and enhance the existing stock of housing and ensure that existing affordable housing at risk of conversion to market rates will remain affordable.” (From City of Goleta)</p> <p>Protect neighborhoods from encroachment of development that changes the character of existing residential to commercial</p> <p>Protect the attractive appearance and environmental quality of existing neighborhoods and make improvements where necessary in order to enhance the</p>

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	quality of life and neighborhood character
Neighborhood connectivity & accessibility	<p>Promote the use of sidewalks and bikeways that provide neighborhood connectivity and accessibility to each other and commercial areas.</p> <p>Locate small stores and destination cluster where they will foster a sense of community, as well as encourage walking and the use of bikes.</p>
Other or Additional Goals	<p>Where applicable during development planning, encourage dialog with land owners and developers to grant right-of-way through private properties that would provide for trails from the urban area to the foothills, forest land and for coastal/beach access.</p> <p>During the residential construction phases minimize noise and access problems to the surrounding neighborhoods. Protect against erosion, minimize damage to the ESH and require recycling of building materials.</p> <p>Support residential design and location that reduces ADT and VMT by promoting and including the use of all forms of transportation</p> <p>Should we included a goal on regulating the number of units per acre or is that covered in the design guidelines or an objective or policy? Will it depend on the size of the lot?</p> <p>Neighborhoods in need of enhancement?</p>

Recommended Planning Tools:

- Development Standards , residential design guidelines, low impact development standards
- Multi family residential guide lines
- Cumulative effect evaluation requirements and guidelines (including effects from UCSB, City's of SB and Goleta)
- Zoning / re zoning
- Transit orientated development and smart growth
- EIR standards, stringent and enforceable
- Maintain the Urban Growth Boundary
- Density bonus, in-lieu fees, transfer of development rights, developer fees
- High Density, residential second units, infill projects, mixed use
- Small area plan approach to unique neighborhoods. Specific plans for key sites. Identify key sites.
- Over all area planning to determine the cumulative effect
- SBCAG RGF population change projections, RHNA numbers, SB 375, job housing balance, economic forecasts.
- Parking guidelines, for development and neighborhoods, off street parking requirements
- Encourage more efficient use of existing housing and vacant sites and redevelopment of obsolescent existing development. (CG)

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- Encourage provision of housing for population groups that require special assistance and link such housing to health and human services programs intended to meet the needs of seniors, people with disabilities, the homeless, and other persons in the community identified as having special housing needs. (CG)
- Identify adequate sites designated at densities to accommodate the EGV SBCAG assigned fair share of the south coast's RHNA and particularly the need for very low, low-, and moderate-income housing. (CG)
- Allow housing in nonresidential areas where residential use is appropriate to the setting and where mixed-use projects can be encouraged to address jobs and housing needs. (CG)
- Affordable housing time requirements. Housing provided as affordable stays that way for xx years or perpetuity.
- Inclusionary requirements and incentives to require affordable housing as part of market-rate residential projects.
- Density definitions. SF, planned residential, medium density, high density, mobile home park, mixed use
- Community Participation in Housing and Land Use Plans. Encourage public participation from affected neighborhoods and all other area stake holders in the formulation and review of housing and related land use recommendations and actions. (Early and often)
- Maximum units per acre regulations: 7, 10, 20 units per acre???. Should it depend on the size of the property??
- Height restrictions, two, three story, 40 ft 60 ft ??
- FAR requirements, guidelines on size, scale and bulk, part of design guidelines.
- Set backs, landscaping, structural treatments