

**SANTA BARBARA COUNTY
BOARD AGENDA LETTER**



Clerk of the Board of Supervisors
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Agenda Number:
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Department: Planning & Development
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TO: Board of Supervisors

FROM: Dianne Meester, Interim Director
Planning & Development

STAFF: Dianne Meester, 568-2086

CONTACTS:

SUBJECT: Receive and adopt the Comprehensive Planning Division 2003 – 2008 Five Year Work Program

Recommendation(s):

That the Board of Supervisors review and accept the Comprehensive Planning Division 2003 – 2008 Five Year Work Program (Work Program) and direct the Planning and Development Department to:

- A. Continue work on completion of in-progress and nearly-complete multi-year projects including the 2003 Housing Element Update, the Santa Ynez Valley Community Plan, the Isla Vista Master Plan and Redevelopment Plan amendment, the Williamson Act Agricultural Preserve Uniform Rules Update, and amendments to the County's Grading Ordinance and Guidelines related to the Rural Resources Protection Program, including the environmental analysis and legislative process of those Plans and Programs;
- B. As discussed in the attached Work Program, defer new work items that were to begin in Fiscal Year (FY) 2003-2004 to the following FY year or later, due to budget constraints on General Fund contributions. Those projects are: The completion of a Development Impact Fee study and legislation to update those fees (see "D" below); research and publication of the Jobs/Housing Balance Newsletter and the Endangered Species Newsletter; initiation of a multi-year Lompoc Community Planning effort; review of the Summerland Community Plan and continued implementation efforts; update of the Conservation Element; a Beneficial Projects Impact Fee Reduction Study; an update of the Circulation Element (to begin FY '05-'06); and continued upgrades to the Department GIS system; and

- C. Maintain the Division's level of effort in Transportation and Regional Planning; and
- D. If a budget enhancement is approved by your Board during your Budget deliberations, include in the Work Program for FY 2003-2004 a Development Impact Fee study to update those fees (\$158,815).

Alignment with Board Strategic Plan:

The recommendation is primarily aligned with Goal No. 1. An Efficient Government Able to Respond Effectively to the Needs of the Community; Goal No. 2. A Safe and Healthy Community in Which to Live, Work, and Visit; Goal No. 4. A Community that is Economically Vital and Sustainable; and Goal No. 5. A High Quality of Life for All Residents.

Executive Summary and Discussion:

On February 25, 2003, your Board heard the Comprehensive Plan Five Year Work program, and continued the item to March 25, 2003. In addition to concern with adopting the work program absent the involvement of the yet-to-be-selected Planning and Development Director, your Board requested information on the following:

1. Method to obtain public input into and revise the Gaviota Resource Study.
2. Work program for the Housing Element Update project.
3. Status of grants, including the amount, expiration date and potential for reprogramming.
4. Detail on regional planning and transportation efforts and the relationship of the department's efforts to the alternative transportation position in the Public Works Department.

This Board agenda report provides additional information on and analysis of these issues.

Gaviota Coast Resource Study

In response to community members concerned that the Gaviota Coast Resource Study contains inaccurate information that could be used as a future land use policy tool, the Board approved a motion to consider the study a draft and directed staff to consult with community organizations to determine how the document might be revised. Staff met both with Gaviota Common Ground (March 6, 2003) and the Gaviota Study Group (March 12, 2003) to discuss revision options and ways to incorporate this task into the division's work program.

Two productive meetings occurred with the interested community groups. During both meetings, individuals generally agreed the time, cost, and necessary field research with the consent of landowners to provide more precise resource data would not be productive. These groups are expending significant efforts to develop potential local conservation and planning solutions for the Gaviota Coast, providing alternatives to the National Park Service (NPS)

National Seashore Feasibility Study (anticipated for release in April 2003), and believe that their energy would be most productive focusing on those efforts.

With this information, the recommended approach for document revision is to explain more clearly the purpose and intent of the document, complete this expeditiously, and expend staff resources to assist community groups in local conservation and planning efforts, as contained in the Five Year Work Program. Specifically, staff proposes to 1) create a preface to the document that expands the explanation of the Study purpose, indicating that the maps provide a general, GIS-based overview, that they are not parcel specific, and that the Study does not initiate new county land use policies; 2) review and edit the preface with selected representatives from Common Ground and the Study Group; 3) develop a new cover page with a new title; and 4) distribute revised sections to all individuals and organizations who received documents, to the maximum extent feasible, and revise the document accordingly on the department's website. If supported by the Board, staff will complete this task within the next few months, thereby allowing the division's work effort in FY 03/04 to focus on review and response to the NPS Feasibility Study and technical support to the local collaborative processes.

Housing Element Update

The goal of the Housing Element update is to plan to provide housing for all economic segments of the community to reduce overcrowding, reduce housing costs (over payment) and to increase housing choice (increase vacancy rate) while considering the County's "Fair Share" of projected California population growth.

The last full update of the Housing Element occurred in 1993 with minor amendments in 1995 and 2002. The current update must be completed by December 31, 2003, pursuant to the State Housing and Community Development Department's requirements. The update includes the following steps:

- ◆ Review effectiveness of the Housing Element Programs in facilitating the development of housing and revise as necessary. Programs should assist development of low and moderate-income housing, conserve and improve existing affordable units, promote equal housing opportunity.
- ◆ Assess existing housing needs and project needs by housing market area based on 2000 census data.
- ◆ Identify adequate sites and appropriate zoning to accommodate the county's regional share by income group in each of the five housing market areas. Identify at least 20 minimally constrained sites for housing development at appropriate densities, at least 10 of which would be located in the Lompoc and Santa Maria housing market areas. A design charrette will occur on at least one of the north county sites and community workshops will be held at north and south county sites. Preliminary data indicates that rezones and general plan amendments will be required in each housing market area to meet the regional needs by income category which are provide below.

Housing Market Areas	Very Low	Low	Above-Moderate	% of Total
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South Coast	284	201	130	567	1,182	19.5%
Santa Maria	723	512	576	1,203	3,014	49.7%
Santa Ynez	174	123	65	362	724	11.9%
Lompoc	269	191	236	426	1,122	18.5%
Cuyama	5	4	6	7	22	0.4%
Total	1,455	1,031	1,013	2,565	6,064	100.0%

- ◆ Assess availability of public facilities and services to serve the increases in density.
- ◆ Work to educate the community through public workshops and design charrettes regarding housing types, number of units and density needed to meet the “needs” of each housing market area.
- ◆ Identify governmental and non-governmental constraints to housing development and ways to mitigate these constraints.
- ◆ Quantify objectives for new construction goals within next five years, for rehabilitation of units, and for conservation of existing affordable units
- ◆ Other issues that will be reviewed as part of the update include: clustering density near sewer and transit services, jobs/housing balance, regional transportation, resource and agricultural protection, funding for affordable housing subsidy, balance for-sale and rental housing, retention of housing stock, multi-family and farm-worker sites.

Schedule for Housing Element Update:

- ◆ January 2002 – Project Initiation
- ◆ May – October 2002 Regional Housing Needs Assessment (RHNA numbers)
- ◆ Spring 2002– Winter 2003 Public Workshops and Road Shows
- ◆ Winter 2002-2003 Draft Housing Element
- ◆ Spring – Summer 2003 Draft EIR
- ◆ Fall – Winter 2003 Public Hearings and Adoption
- ◆ Winter – Spring 2004 HCD Certification

For additional information, see the attached Housing Opportunity Sites and Housing Element Update Process.

Grant Status

As was discussed at the Board of Supervisors hearing on February 25, 2003, the department seeks grants for projects which implement various Comprehensive Plan efforts undertaken by the County. Potential grant opportunities are brought to the Board for consideration and authorization to formally apply for funding.

The attached chart shows current grants the department has obtained and is working on, their status, and potential for reprogramming. Except for the CIAP funds, most grants cannot easily be reprogrammed.

The department is currently pursuing grants for Orcutt Old Town planning, Burton Mesa and Mercy Housing (for creek restoration) as well as other grants furthering county policy efforts. The department will bring the grant concepts to the Board for consideration and approval prior to submitting applications to the granting source.

Regional Planning and Transportation

Regional planning efforts in the department include working with SBCAG, LAFCO and the cities on regional issues, including housing needs and production, transportation needs, spheres of influence, annexations and growth plans. In particular, this upcoming fiscal year, the department expects to work on the sphere of influence and annexations in the Santa Maria Valley, Orcutt water supply issue spheres of influence for the Cities of Santa Barbara and Goleta, (in light of the Committee for One proposal), and municipal services reviews for various areas in the county, likely to first occur in Santa Maria, Goleta and Lompoc.

Transportation planning efforts include work on Highway 101 Implementation Plan, Highway 246 expansion, Highway 101 widening through the City of Santa Barbara, and the shuttle for West Goleta and Isla Vista. As your Board noted, the Public Works Department has funding for an Alternative Transportation Planner. The department is working with Human Resources on the job classification specifications. Once they are set, an open recruitment will be conducted. Public works expects to fill the position in July or August 2003. During the recruitment process, Planning and Development and Public Works will meet to discuss how staff resources in the two departments will be coordinated to maximize the County's effectiveness in transportation planning.

Mandates and Service Levels:

State law [Government Code Section 65300] requires cities and counties to have a current and internally consistent general plan. Seven elements are mandatory – Land Use, Circulation, Housing, Open Space, Conservation, Noise, and Safety, as is the Local Coastal Program or Plan (LCP). Each mandated element has some minimum degree of required topical coverage. The *Comprehensive Plan* meets or exceeds minimum legal requirements, but could benefit from various levels of updating and enhancement as described in the Five Year Work Program. The items described in the Work Program would ensure continued compliance with legal mandates, and would maintain or improve existing levels of public service through the comprehensive planning function.

Fiscal and Facilities Impacts:

The multi-year Work Program does not include any new program or project. However, the Rural Resource Protection Program has changed and now represents an effort to amend the County's Grading Ordinance and Guidelines and the Conservation Element of the Comprehensive Plan. In addition, two new projects funded this fiscal year as a one-time allocation have been delayed and are being recommended to be continued into and completed in FY 0'3 – '04: (1) Uniform Rules update; and (2) housing opportunity site design, environmental analysis, and specific zoning amendments for those sites and their proposed developments. Due to anticipated reductions in General Fund contributions and delays in in-process work, several projects that were to begin in FY 2003 – 2004 are recommended to be delayed to the following year (see Recommendation "B" above).

The Division's General Fund contribution has varied from \$1.2 to \$1.7 million over the last five years. Based on the proposed Five-Year Work Program, it is expected to continue in the range of \$1.2-1.7 million annually (proposed for approximately \$1.6 million in FY 2003-04), with additional funding through grants and Redevelopment Agency tax increments.

State budget cuts to the County may severely curtail long-range planning efforts which would result in delays to current projects as well as work programmed for future years. Projects that could be most severely affected are those that do not have a short time line to meet State mandates. The Housing Element Update is required to be adopted and sent to the State Housing and Community Department (HCD) for their review and "certification" by December 2003. This project cannot be delayed. Projects that may be considered by the Board for delay due to budget cuts may include the County Grading Ordinance and Guidelines amendments associated with the Rural Resources Protection Program, the Agricultural Preserve Uniform Rules amendments and/or the Santa Ynez Valley Community Plan effort.