



COUNTY OF SANTA BARBARA CALIFORNIA

MONTECITO PLANNING COMMISSION

COUNTY ENGINEERING BUILDING
123 E. ANAPAMU STREET
SANTA BARBARA, CALIFORNIA 93101-2058
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TO THE HONORABLE BOARD OF SUPERVISORS
COUNTY OF SANTA BARBARA, CALIFORNIA

MONTECITO PLANNING COMMISSION
HEARING OF FEBRUARY 16, 2022

RE: Long Range Planning Division Fiscal Years (FY) 2022-2025 Work Program and Report on Housing-Related Matters

Hearing on the request of the Planning and Development Department Long Range Planning Division staff to have the Montecito Planning Commission (1) receive and file a report regarding the Long Range Planning Division's FY 2022-2025 Work Program; and (2) direct staff to forward any comments that the Montecito Planning Commission might have regarding the Work Program, to the Board of Supervisors (Board).

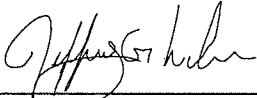
Dear Honorable Members of the Board of Supervisors:

At the Montecito Planning Commission hearing of February 16, 2022, Commissioner Keller moved, seconded by Commissioner Senauer and carried by a vote of 5 to 0 to:

1. Receive a report on the FY 2022 - 2025 Work Program;
2. Direct staff to present any Montecito Planning Commission recommendations on the FY 2022 - 2025 Work Program, to the Board for consideration; and
 - a) Recommend that the Board of Supervisors create an ad-hoc committee at the executive level to address Accessory Dwelling Unit and Short Term Rental LCP amendments issues with the California Coastal Commission.
 - b) Recommend that the Board of Supervisors pursue ordinance amendments to implement Senate Bill 9 and Senate Bill 10.
 - c) Recommend that the Board of Supervisors explore alternative and creative options for affordable housing that do not solely rely on increased density, such as utilizing "dead" retail space.
 - d) Recommend that the Board of Supervisors retain discretion in decision-making rather than pursuing expansion of ministerial decision-making.

- e) Recommend that the Board of Supervisors use Montecito property tax revenue to create a separate fund for Work Program projects that solely benefit Montecito, so as not to defund and/or delay other projects in the Work Program.
3. Determine that the Montecito Planning Commission's action is not a "project" that is subject to environmental review pursuant to the State CEQA Guidelines [§ 15378(b)(5)].

Sincerely,



Jeff Wilson
Secretary Planning Commission

cc: Case File
Montecito Planning Commission Planning Commission File
Jeff Wilson, Assistant Director
Dan Klemann, Deputy Director, Long Range Planning

Attachments: Staff Report dated February 9, 2022

JW/dmv

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MONTECITO PLANNING COMMISSION
Staff Report for the Planning and Development Department
Long Range Planning Division Fiscal Year (FY) 2022 – 2025
Work Program

Hearing Date: February 16, 2022

Staff Report Date: February 9, 2022

**Environmental Determination: California Environmental Quality Act (CEQA) Exemption
[State CEQA Guidelines § 15378(b)(5)]**

Deputy Director: Dan Klemann ✱

Staff Phone #: (805) 453-4803

1.0 REQUEST

Hearing on the request of the Planning and Development Department Long Range Planning Division staff to have the Montecito Planning Commission (1) receive and file a report regarding the Long Range Planning Division’s FY 2022 - 2025 Work Program; and (2) direct staff to forward any recommendations that the Montecito Planning Commission might have regarding the Work Program, to the Board of Supervisors (Board).

2.0 RECOMMENDATION AND PROCEDURES

Staff recommends that the Montecito Planning Commission:

1. Receive a report on the FY 2022 - 2025 Work Program.
2. Direct staff to present any Montecito Planning Commission recommendations on the FY 2022 - 2025 Work Program, to the Board for consideration.
3. Determine that the Montecito Planning Commission’s action is not a “project” that is subject to environmental review pursuant to the State CEQA Guidelines [§ 15378(b)(5)].

3.0 ISSUE SUMMARY

This staff report and the corresponding hearing regarding the FY 2022 - 2025 Work Program afford the Montecito Planning Commission an opportunity to: receive public input; review current ongoing and new potential projects; and provide comments on the FY 2022 - 2025 Work Program for the Board’s consideration. As discussed in detail below, the FY 2022 - 2025 Work Program consists of staff’s recommendations regarding the staffing and budget allocations for the operations, services, and projects that constitute the Work Program. The following considerations guided these recommendations:

- Some of the projects are multi-year projects that staff initiated at the Board’s direction as part of past Long Range Planning Division Work Programs, and require a continued commitment of resources to complete;

- Existing State and Federal mandates, as well as changes in State and Federal law that affect local land use policies and regulations;
- Projects that advance the goals and programs set forth in the Santa Barbara County Comprehensive Plan;
- Continued Planning and Development Department support for County-sponsored projects which have specific deadlines that must be met or funding requirements that must be satisfied; and
- Staff availability and budget constraints, given the fiscal priorities of Santa Barbara County and available funding sources.

With regard to the last item, staff developed the FY 2022 - 2025 Work Program knowing that it is dependent on the adoption of the Planning and Development Department's final budget for each fiscal year. Staff's recommendations described in this staff report are based on the assumption that there will be no change in current staffing levels [14 full-time equivalents (FTE)] during the three-year timeframe. However, the Board could add staff and/or additional consultant services for additional projects, provided that there are budgetary resources to do so. Therefore, staff will be presenting options for expansion projects to the Board for consideration, in the event that budgetary resources to support them become available. These options are described further in this staff report (below).

This will be the third, three-year work program that the Board will be considering since converting to a three-year planning timeframe for the work program. The three-year planning timeframe affords the Board the opportunity to prioritize multiyear projects, some of which are interrelated and should be considered together when developing the work plans for them.

4.0 BACKGROUND

4.1 Work Program Components

The Long Range Planning Division works with residents, organizations, agencies, other departments, committees, the planning commissions, and the Board to address land use issues from a broad, programmatic perspective, as compared to a focused project-by-project basis. As described below, the Long Range Planning Division specifically does so by: (1) providing required services and conducting operations; and (2) managing the Comprehensive Plan.

4.1.1 Services and Operations

The Long Range Planning Division provides the following services for the County:

- Participates in regional and inter-agency coordination activities related to planning matters
- Provides technical support to other divisions, departments, committees, commissions, and the Board

- Serves as technical/advisory staff to the Board regarding the activities of the Local Agency Formation Commission (LAFCO) and Santa Barbara County Association of Governments (SBCAG)
- Analyzes legislation and provides recommendations on legislative priorities
- Coordinates Countywide review of, and commentary on, regional environmental and planning documents (e.g., CEQA documents involving projects that will have an effect on the county)
- Reviews County projects for Comprehensive Plan consistency
- Prepares the annual report to the state Office of Planning and Research (OPR)
- Reviews the Capital Improvement Program for Comprehensive Plan conformity
- Informs County advisory committees (e.g., the Agricultural Advisory Committee), interest groups, and the public, on Long Range Planning Division activities

Operations include general administration, management review of projects, preparation of the work program, budget development, preparing grant applications, conducting and attending staff meetings, training and staff development, recruiting and hiring new Planning and Development Department staff, managing the Long Range Planning Division summer internship program, attending meetings and making presentations to interest groups and the public, and managing Long Range Planning Division webpages.

4.1.2 Managing the Comprehensive Plan

The Long Range Planning Division is responsible for managing and updating the Santa Barbara County Comprehensive Plan, which sets forth the goals, policies, programs, and regulations that govern land use within the unincorporated area of Santa Barbara County. The Santa Barbara County Comprehensive Plan includes the eight State-mandated general plan elements, Coastal Land Use Plan, and implementing ordinances. It also includes other non-mandated components, such as community/area plans, specific plans, CEQA initial study thresholds, CEQA administrative procedures, additional elements (e.g., Agricultural Element), uniform rules for the implementation of the Williamson Act, implementing plans, and guidance documents (e.g., architectural design guidelines) (Attachment 1).

Most of the projects related to the management of the Comprehensive Plan are multiyear projects, the funding for which is established with the Board's adoption of the annual Planning and Development Department budget. As stated in this staff report above, priority is afforded to projects that: are required to satisfy a State, Federal, or other legal mandate; further the goals and priorities set forth in the Comprehensive Plan; have received funding (e.g., grant funding) that would be compromised unless certain milestones are achieved; involve a County-sponsored project; and/or require a relatively small amount of work to complete.

As of the end of the second quarter of FY 2021 - 2022, staff has completed the following Comprehensive Plan projects and assignments that the Board included in the FY 2021 - 2024 Work Program:

- Completed the Climate Change Vulnerability Assessment (CCVA) for the Safety Element Update
- Prepared and submitted the ADUs Local Coastal Program Amendment (LCPA) for California Coastal Commission (CCC) certification
- Participated in the preparation of, and prepared a housing sites inventory analysis for, the Santa Barbara County Association of Governments' (SBCAG's) *Regional Housing Needs Allocation Plan 6th Cycle 2023-2031*
- Initiated public outreach for the Environmental Justice Element
- Re-initiated work on the Airport Land Use Compatibility Plan (ALUCP) Amendments, given the Santa Barbara County Association of Government's current schedule to adopt the ALUCP amendments
- Assumed the management responsibility of the Planning and Development Department's approved consultants list
- Completed public outreach and initiated preparation of the Mitigated Negative Declaration (MND) for the Farmstays Ordinance Amendments
- Completed public outreach and began preparation of the Environmental Impact Report (EIR) for the Agricultural Enterprise Ordinance Amendments
- Processed a time extension to the Coastal Development Permit for the Santa Claus Lane Beach Access, Parking, and Street Improvements
- Completed certain research regarding the project description and scope-of-work for the Utility Scale Solar Ordinance Amendments
- Reviewed 18 notices of projects in other jurisdictions—three of which were the subject of County comments the preparation of which Long Range Planning Division staff managed as part of the Responsible Agency Review process
- Coordinated/managed the preparation of County comments on five Local Agency Formation Commission (LAFCO) projects ("LAFCO reportbacks")
- Prepared and submitted a California Fire Safe Council grant application in the amount of \$375,000 for evacuation routes mapping required for the Safety Element Update
- Prepared administrative draft ordinance amendments to implement the Housing Accountability Act (HAA) (housing development project protections), State Density Bonus Law (SDBL) (density bonuses for affordable housing), and Assembly Bill (AB) 101 (streamlined low barrier navigation centers approvals)
- Assisted with the recruitment to fill a current Planner I/II vacancy in the Long Range Planning Division (discussed further in this staff report, below)

During the first quarter of FY 2021 – 2022, Long Range Planning Division staff also participated in extensive negotiations with CCC staff regarding the Coastal Resiliency LCPA application that the Planning Director ultimately withdrew on behalf of the Board in September 2021. The Board did not fund this unanticipated work in FY 2021 – 2022; therefore, the Planning and Development Department had to use staff resources from, and funding for, other projects that the Board included in the first quarter of FY 2021 – 2022, to conduct this unanticipated and unfunded work. See Section 5.1.2 of this staff report (below) for a discussion of potential additional work on the Coastal

Resiliency LCPA application that the Board will consider as part of the FY 2022 – 2025 Work Program.

4.1.3 Process Innovation

In response to recent presentations on the Long Range Planning Division Work program, the Board has expressed interest in streamlining the process for Long Range Planning Division Work Program projects, in order to bring new programs/policies online more rapidly. As such, the Long Range Planning Division worked with the County Executive Office to initiate an Innovate SBC process improvement project to identify efficiencies/improvements to the current process. Participants included: representatives from the District 1 and District 3 Board of Supervisors offices; County Counsel; Development Review Division staff; Long Range Planning Division staff; and Planning and Development Department executive management. Staff identified a number of process improvements, including:

- Developing a streamlined process for zoning ordinance amendments over which the Board of Supervisors has very limited to no discretion and/or are otherwise relatively straightforward (e.g., State-mandated laws that preempt the County’s authority on specific land use matters and are exempt from environmental review)
- Greater reliance on technology (e.g., on-line surveying tools, Planning and Development Department website, and MS Office 365 collaboration and project management tools) to conduct general public outreach and manage Long Range Planning Division projects
- Executing service level agreements with technical advisory committees (e.g., Agricultural Advisory Committee and Boards of Architectural Review) to establish procedures that help facilitate the committees ability to provide input on the Long Range Planning programs/projects
- Utilizing consultant services (rather than Long Range Planning Division staff) for tasks that involve unique requirements and/or are labor and time intensive (e.g., targeted, in-person outreach to disadvantaged communities to satisfy State mandates)
- To the extent possible, relying on the Planning and Development Department’s on-call consultants to provide consultant services for Long Range Planning Division projects
- Updating, standardizing, eliminating duplicative, providing training on, etc., project management tools and resources

Process improvements identified in this project could save between 0.5 to one year in processing time for projects included in the Long Range Planning Division Work Program.

4.1.4 FY 2021-2022

For the remainder of FY 2021 – 2022, Long Range Planning Division staff will be focusing on the following projects and assignments from the FY 2021 – 2024 Work Program:

- Completing the Annual Progress Report
- Completing the Capital Improvements Program Comprehensive Plan Consistency Report

- Conducting data analysis, completing public outreach, and initiating the EIR for the Housing Element Update
- Conducting public outreach and initiating development of the adaptation plan for the Safety Element Update
- Preparing the draft ordinance and managing the preparation of the EIR, for the Agricultural Enterprise Ordinance Amendments
- Completing the MND for the Farmstays Ordinance Amendments and initiating decision-maker hearings
- Completing public outreach and initiating preparation of the Mitigated Negative Declaration (MND) for the Environmental Justice Element
- Preparing the Zoning Ordinance Amendments package for presentation to decision-makers in late summer/fall 2022
- Working with the Clerk of the Board to publish the zoning ordinances with the County Code on Municode
- Preparing housing and/or density bonus law ordinance amendments for presentation to decision-makers (contingent on Board direction/authorization in March 2022)
- Working with SBCAG staff on revisions to the draft ALUCPs and MND for the ALUCPs
- Assisting the: Community Services Department with the final presentation on the Energy and Climate Action Plan and the development of the Climate Action Plan; Community Services Department with the development of the Recreation Master Plan; and Public Works Department with the development of the Active Transportation Plan

4.2 Long Range Planning Division Staffing

As stated in this staff report above, the Long Range Planning Division is currently allocated 14 FTEs (Attachment 2). Thirteen of the 14 positions are currently filled. The Planning and Development Department promoted a Planner II to a Planner III in order to fill a vacancy for the Zoning Ordinance Amendment Specialist position that the Board added to the Long Range Planning Division in FY 2021 – 2022. The Planning and Development Department is currently conducting a recruitment to fill the Planner I/II vacancy created by this promotion.

Staff also relies on consultant services for certain tasks (e.g., public outreach, translation services, and/or environmental review) on certain projects included in the Work Program.

5.0 STAFF RECOMMENDED FY 2022 - 2025 WORK PROGRAM

5.1 Year One (FY 2022 - 2023) of the FY 2022 - 2025 Long Range Planning Division Work Program

This section outlines the Planning and Development Department's recommendations for Year One of the Work Program. Table 1 summarizes staff's recommended staffing allocations for the services, operations, and on-going projects to be included in Year One of the Work Program—assuming that there are no changes to current Long Range Planning Division staffing levels. A

description of the associated work for each project follows Table 1. Attachment 3 sets forth a brief description of each project listed in Table 1 (below, next page).

5.1.1 State-Mandated Projects

State-mandated projects play a significant role in establishing the priorities for the Work Program in the next fiscal year. The Work Program includes five State-mandated projects:

- Housing Element
- Environmental Justice Element
- Safety Element
- Circulation Element
- Airport Land Use Compatibility Plan Update

Housing Element Update and Environmental Justice Element: The State requires an update to the Housing Element every eight years; therefore, staff must prepare and submit the Housing Element Update for the Board's consideration and submit it to the State Housing and Community Development Department (State HCD) for review and approval, by February 15, 2023.

The Housing Element Update very likely will require corresponding amendments to the Land Use Element (e.g., for changes to land use designations of property to rezone property to accommodate additional housing production). The concurrent amendment of these two, State-mandated general plan elements will require the concurrent adoption of a new Environmental Justice Element, pursuant to State Government Code § 65302(h)(2). Therefore, staff is preparing the Environmental Justice Element for the Board's consideration either prior to, or concurrent with, the Housing Element Update. During FY 2022 – 2023, staff will be completing public outreach, environmental review, and presenting the Environmental Justice Element for decision-makers' consideration starting in Fall 2022.

Safety Element Update: Long Range Planning Division staff will be managing the second phase of the State-mandated Safety Element Update. The second phase involves preparation of the Adaptation Plan and amendments to the Safety Element based on the findings of the CCVA that staff completed in FY 2021 – 2022. Activities will involve public outreach, consulting subject

Table 1 – Services, Operations, and Projects Labor Estimates

Services and Operations	
Services	FTEs
Grant Research and Applications	
Agricultural Preserve Processing and Agricultural Preserve Advisory Committee Support	
Regional and Inter-Agency Coordination	
Technical Support to Other Departments	
Legislative Review	
General Plan Consistency Review	
Responsible Agency Review	
Capital Improvement Projects Conformity Review	
Comprehensive Plan Annual Progress Report	
Planning and Development Department Consultants List Maintenance	
Local Agency Formation Commission/Santa Barbara County Association of Governments Review	
Services Subtotal =	2.0
Operations	FTEs
Budget Development and Implementation	
Public Information, Referrals, Website, and Outreach	
Staff Meetings and Training	
Evaluation and Performance Reviews	
Division Administration	
Operations Subtotal =	3.0
Comprehensive Plan Projects	
Project	FTEs
ADUs LCPA - Delay	0.0
Agricultural Enterprise Ordinance Amendments	0.6
Airport Land Use Compatibility Plan (ALUCP) Consistency Amendments (Mandated)	0.9
Circulation Element Update (Mandated)	0.1
Climate Action Plan/Energy Element Amendments	0.4
Coastal Resiliency LCPA	0.1
Environmental Justice Element (Mandated)	1.0
Farmstays Ordinance Amendments	0.2
Housing Bill Implementation (Grant Funded)	1.1
Housing Element Update (Mandated; Grant Funded)	2.0
Safety Element Update (Mandated; Grant Funded)	0.7
Short-Term Rentals LCPA - Delay	0.0
Utility Scale Solar Ordinance and Policy Amendments	1.2
Zoning Ordinance Amendments Package and Maintenance	0.7
On-Going Comprehensive Plan Projects Subtotal =	9.0
FY 2020-2021 Long Range Planning Division Work Program Total =	
	14.0

matter experts on adaptation strategies, drafting adaptation policies and programs, and conducting environmental review.

Circulation Element Update: This update involves amendments to the Circulation Element to develop policies and infrastructure designed to reduce vehicle miles traveled (VMTs), pursuant to

State mandates. The County Public Works Department (Public Works) is currently working on a countywide Active Transportation Plan (ATP) that will serve as a master plan and policy document to guide the development and maintenance of active transportation infrastructure. In 2021, Long Range Planning Division staff worked with Public Works staff and the consulting team led by Fehr & Peers to (1) collect and analyze pertinent data, (2) evaluate existing conditions, and (3) solicit initial public input into the ATP. In 2022, staff will continue public outreach and draft the ATP. Staff expects the Board to adopt the ATP in winter 2023, after which Long Range Planning Division staff will begin work on amendments to the Circulation Element to address traditional transportation issues (e.g., level of service, roadway classification, and roadway and intersection standards). The amendments also will address new state mandates and contemporary transportation issues (e.g., complete streets, transportation demand management, active transportation, and VMTs). Long Range Planning Division staff expects to select a consultant and initiate data collection for the Circulation Element beginning in spring/summer 2023.

ALUCPs Comprehensive Plan Consistency Amendments: SBCAG staff informed County staff that the SBCAG Board of Directors is likely to take action on the draft ALUCPs in summer 2022. According to Government Code § 65302.3, the County must amend the Comprehensive Plan to be consistent with the ALUCPs, or adopt findings and overrule the ALUCPs, within 180 days of the date that SBCAG adopts the ALUCPs. Long Range Planning Division staff must: review and work with SBCAG staff to revise, as needed, the current draft of the ALUCPs and MND that SBCAG staff is recommending for adoption; prepare amendments to the Comprehensive Plan; present the Comprehensive Plan amendments to decision-makers for consideration of adoption; and process an LCPA for changes to the Santa Barbara Airport ALUCP.

5.1.2 Non-Mandated, On-Going Projects

Certain non-mandated projects that the Board requested to be processed in, or following, FY 2021 – 2022 will require support in FY 2022 - 2023 and/or later fiscal year(s), in order to be completed. Two of these projects involve monitoring progress on, and contributing to, the Community Services Department's:

- Climate Action Plan: The Long Range Planning Division will use the Climate Action Plan to amend the Energy Element and develop new CEQA environmental thresholds regarding greenhouse gases emissions, consistent with the findings and objectives of the Climate Action Plan; and
- Recreation Master Plan: The Long Range Planning Division may prepare recreational-related amendments as part of the final phase of the Agricultural Enterprise Ordinance Amendment process, if not covered through the Recreation Master Plan process.

In addition, the following projects require continued support in FY 2022 – 2023 and/or a later fiscal year for completion:

- ADUs LCPA: Address modifications to the parking requirements for ADUs that CCC staff requested (staff recommendation to resume work in FY 2023 - 2024).
- Agricultural Enterprise Ordinance Amendments: Complete the EIR, prepare the amendments for decision-makers' consideration, and process the LCPA for this project.
- Coastal Resiliency LCPA: Address/negotiate a number of modifications that CCC staff requested and resulted in withdrawal of the Board-approved LCPA. It is likely that this project will require at least a minimal amount of staff time in FY 2022 – 2023 (e.g., to provide support to the Planning and Development Department Director in negotiations with the CCC Executive Director); therefore, staff is recommending that the Board fund approximately 0.1 FTE of staff labor for this project in FY 2022 – 2023.
- Farmstays Ordinance Amendments: Complete decision-maker hearings and submit the LCPA to the CCC for certification.
- State Housing and Density Bonus Law Ordinance Amendments: Update County ordinances to reflect changes in state law. This work is based on anticipated Board direction/prioritization of the potential amendments in spring 2022.
- Publication of the Zoning Ordinances: Complete publication of the zoning ordinances with the County Code on Municode.
- Short-Term Rentals (STRs) LCPA: Establish zoning regulations for STRs in the Coastal Zone (staff recommendation to resume work in FY 2023 - 2024).
- Utility-Scale Solar Ordinance Amendments: Confirm the scope-of-work/project description and initiate environmental review.
- Zoning Ordinance Updates: Complete an ordinance amendments package that includes the following items that the Board requested in Fall 2021:
 - Relax the permitting and development standards regarding childcare facilities, as well as update the zoning ordinances to reflect current State law regarding childcare facilities; and
 - Require a conditional use permit (CUP) for cannabis cultivation located within the Inland Area of the county.

Also, process certain State-mandated zoning ordinance amendments—over which the Board has minimal discretion or few policy options—in an expedited fashion.

Attachment 4 provides a timeline for completion of the projects based on staff's recommendations.

5.2 Potential Division Expansion

During the budget hearings in 2020, the Board inquired about a potential expansion of resources (i.e., staffing and/or consultant services) to accommodate additional projects in the Work Program. At the time, the Planning and Development Department recommended adding a new team to the Long Range Planning Division to increase capacity. The Board decided to add a Planner III position to manage annual ordinance amendment packages, rather than add a new team. However, the Board expressed interest in considering an expansion in the next fiscal year and better understanding the types of projects the Long Range Planning Division could process with additional resources. In preparation for the work program and the consideration of an expansion, staff reviewed potential new projects and identified the following two options:

- Amending the zoning ordinances to allow more development and/or uses with the approval of a ministerial land use entitlement; and
- Updating and simplifying residential and commercial zoning regulations and permitting requirements, where feasible. These changes would create flexibility in the residential zones (e.g., update development standards in the Design Residential zones, and allow greater densities for very low- and low-income housing). In commercial zones, the changes would allow greater opportunities for housing in commercial zones (mixed use development), simplify permitting requirements in certain commercial zones (e.g., update—or eliminate and rezone properties subject to—Shopping Center zone regulations), and update sign regulations.

The project to create more ministerial permits would reduce permit processing time, reduce permit application processing costs, and create greater capacity for staff to process more complex projects. The project to modernize residential and commercial zone districts would allow the County to accommodate and facilitate a more current style of development (e.g., higher density housing and mixed use) within the community, and reduce processing time associated with decision-maker deliberation over certain, dated requirements that currently apply to development projects in commercial zones. The Board has the option to fund an expansion with ongoing funding or with one-time funding over a fixed number of years. If the funding were permanent, the staff recommends hiring a new team which would include a new Supervising Planner, a new Planner III, and two, new Planner I/II's. However, if the funding is one-time over a fixed number of years, then staff recommends hiring a new Supervising Planner and adding funding for consultant services.

5.3 Recommended Priorities for Fiscal Year Two (FY 2023 - 2024) and Fiscal Year Three (FY 2024 - 2025) of the FY 2022 - 2025 Work Program

Staff is recommending that the Board prioritize the following during Fiscal Year Two (FY 2023 - 2024) and Fiscal Year Three (FY 2024 - 2025) of the FY 2022 - 2025 Work Program:

- Complete the Circulation Element Update upon the Public Works Department's completion of the ATP;
- Completing on-going projects from FY 2022 – 2023 that have remaining work;
- Completing the ADUs LCPA, Coastal Resiliency LCPA, and Short-Term Rentals LCPA;
- Completing the tasks required to satisfy State mandates and secure grant funding for projects;
- Initiating “Phase 3” of the Agricultural Enterprise Ordinance Amendments involving amendments related to the Recreational Master Plan;
- Initiating the expansion projects—if the Board does not initiate them during FY 2022 – 2023; and
- Implementing programs set forth in new and updated general plan elements (e.g., Environmental Justice Element, Housing Element, and Safety Element)—especially programs for which grant funding is available.

6.0 UPCOMING EVENTS

The County Planning Commission will receive this same staff report on February 23, 2022.

The Board will consider the FY 2022 - 2025 Work Program on March 15, 2022, and as part of the budget workshops that are scheduled to occur during the week of April 11, 2022, and budget adoption hearings that are scheduled to occur on June 14 and 15, 2022.

Attachments:

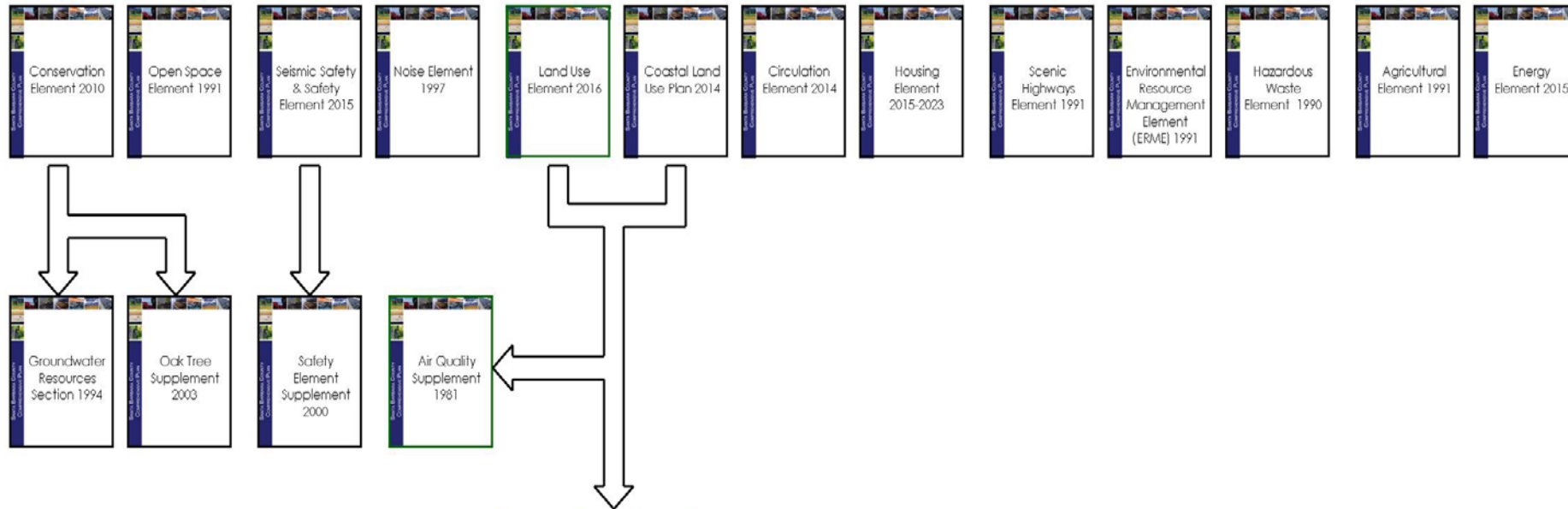
- 1 - Comprehensive Plan
- 2 - Long Range Planning Division Work Assignments
- 3 - Long Range Planning Division Project Summaries
- 4 - Project Schedules

Attachment 1 – Comprehensive Plan

The Comprehensive Plan

Mandated Elements

Additional Elements

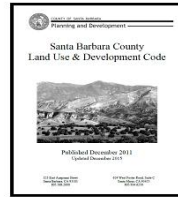


Community and Area Plans:

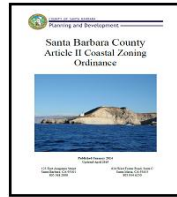
Part of Land Use Element and/or Coastal Land Use Plan



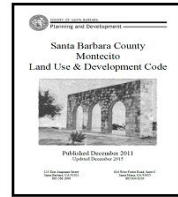
Implementing Zoning Ordinance Documents



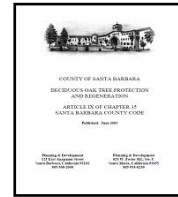
Santa Barbara County LUDC Land Use Development Code (Inland Areas, Except Montecito)



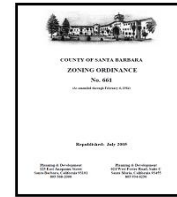
Article II Coastal Zoning Ordinance



Montecito LUDC Land Use Development Code



Article IX—Oak Tree Protection & Regeneration

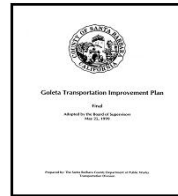


Ordinance 661

Implementing Plans and Guidance Documents



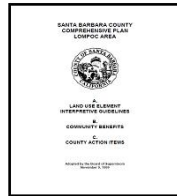
Orcutt Transportation Improvement Plan 1998



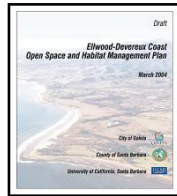
Goleta Transportation Improvement Plan 1999



Bicycle Master Plan 2005 Update In Progress



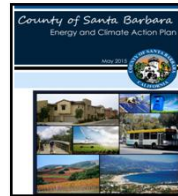
Lompoc Guidelines and Interpretive Action Items 1999



Elwood—Devereux Open Space and Habitat Management Plan 2004



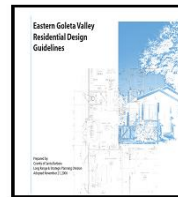
Montecito Growth Management Ordinance 2010



Energy and Climate Action Plan 2015



Gaviota Coast Plan Design Guidelines 2016



Eastern Goleta Valley Residential Design Guidelines 2006



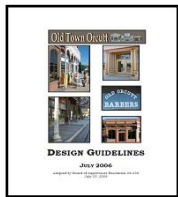
Montecito Architectural Guidelines & Development Standards 1995 Limited Update In Progress



Design Residential Design Guidelines 1998



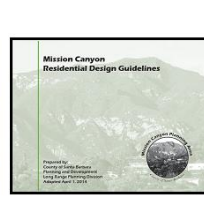
101 Design Guidelines 1998



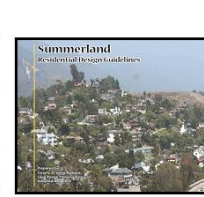
Old Town Orcutt Commercial Design Guidelines 2006



Los Alamos Bell Street Design Guidelines 2011



Mission Canyon Residential Design Guidelines 2014



Summerland Residential And Commercial Design Guidelines 2014

ATTACHMENT 2 – Long Range Planning Division Work Assignments

Dan Klemann, Deputy Director

- UCSB LRDP Agreements
- LRP Budget & Work Program
- Innovate SBC Work Program Process Improvement Project

David Lackie, Supervising Planner

- APAC
- New Case Review
- Farmstays Ordinance Amendments
- Debris Management Plan
- Hollister Ranch Access Program

Whitney Wilkinson, Planner III

- Safety Element Update
- Short-Term Rentals LCPA
- APAC
- Debris Management Plan

Julie Harris, Planner III

- Agricultural Enterprise Ordinance Amendments
- Safety Element Update
- Recreation Master Plan Comprehensive Plan Amendments
- Dangermond Preserve

Breanna Alamilla, Planner I

- Comprehensive Plan Annual Progress Reports
- Housing Element Update
- Agricultural Enterprise Ordinance Amendments
- Farmstays Ordinance Amendments
- Short-Term Rentals LCPA

Yamillet Brizuela, Planner II

- Capital Improvements Project Comprehensive Plan Consistency Report
- Safety Element Update
- Agricultural Enterprise Ordinance Amendments
- Website Management

[VACANCY], Planner I/II

- Safety Element Update
- Recreation Master Plan Comprehensive Plan Amendments
- Short-Term Rentals LCPA
- Comprehensive Plan Annual Progress Reports
- General Plan Consistency Review
- Responsible Agency & LAFCO Reviews
- Housing Element Update

Corina Venegas, Planner III

- Zoning Ordinance Amendments Packages
- Zoning Code Publication and Maintenance
- Comprehensive Plan Annual Progress Reports

Allen Bell, Supervising Planner

- Homelessness Inter-Agency Policy Council
- New Case Review

Selena Evilsizor, Planner III

- Airport Land Use Compatibility Plan Comprehensive Plan Amendments
- Circulation Element Update
- Coastal Resiliency LCPA
- Climate Action Plan Update/Energy Element Amendments
- On-Boarding Program Implementation
- Internship Coordinator
- SBCAG TPAC Representative

Zoë Carlson, Planner III

- Responsible Agency & LAFCO Reviews
- Utility Grade Solar Ordinance Amendments
- Environmental Justice Element

Jessi Steele, Planner III

- State Housing and Density Bonus Law Implementation
- Housing Element Update
- Accessory Dwelling Units Ordinance LCPA

Sarah Marshall, Planner II

- Santa Claus Lane Streetscapes Project
- State Housing and Density Bonus Law Amendments
- Housing Element Update
- Environmental Justice Element
- Website Management
- Comprehensive Plan Digital Library

Eva Marrero, Planner I

- Housing Element Update
- Airport Land Use Compatibility Plan Comprehensive Plan Consistency Amendments
- Housing Bill Implementation

All Staff
(Assignments based on subject matter, staff expertise, staff availability, etc.)

- Grant Research, Application Preparation, and Management
- Regional and Inter-Agency Coordination
- Technical Support to other County Departments
- Legislative Review
- Budget Development and Implementation
- Public Information, Website Management, Consultant/Software Research
- Professional Training
- Process Improvement Activities
- Strategic Plan Implementation

Attachment 3 – Long Range Planning Division Work Program Project Summaries

Accessory Dwelling Units (ADUs) Local Coastal Program Amendment (LCPA) (Grant Funded)

Housing Element Program 1.4 directs the County to “... adopt/apply ... land-use tools ... to encourage the development of unit types that are affordable by design ...” The unit types include ADUs. In 2019, the County initiated the implementation of this program through the State Housing Bill Implementation Project (described further below) and ADU ordinance amendments.

On January 1, 2021, new State ADU and junior ADU (JADU) laws went into effect and caused the County’s Inland Area ADU ordinances to become null and void. From early 2020 to early 2021, staff drafted zoning ordinance amendments to comply with the new State laws. On May 18, 2021, the Board adopted the ADU and JADU amendments, which went into effect in the Inland Area of the unincorporated county on June 16, 2021. Staff submitted the Local Coastal Program Amendment (LCPA) for the ADU and JADU Coastal Zoning Ordinance (CZO) amendment to the California Coastal Commission (CCC) for review and certification in August 2021. CCC staff has presented questions and requested additional information in order to continue processing the LCPA—particularly with regard to parking-requirements for ADUs. In order to respond to CCC staff’s requests, the Board must (1) authorize funding to prepare a parking analysis that CCC staff has requested, and/or (2) revise the LCPA to change the parking standards that the Board adopted for ADUs. Staff will be requesting the Board’s direction on this matter when staff presents a report on the Long Range Planning Division Work Program to the Board on March 15, 2022. Unless the Board directs staff to do otherwise, activity on the LCPA will remain on-hold at least until the next fiscal year (beginning on July 1, 2022), given that the remaining tasks to complete the LCPA are unfunded.

Agricultural Enterprise Ordinance Amendments

The Agricultural Enterprise Ordinance Amendment project includes amendments to the Land Use and Development Code (LUDC) and Article II Coastal Zoning Ordinance (CZO) to eliminate or streamline the permit requirements for compatible, small-scale uses that support local agricultural operations. With the exception of farmstays (described separately below), the project involves amending the LUDC and CZO to allow certain uses to support agricultural operations on rural agricultural lands (zoned Agricultural II (AG-II)) throughout the county. The Board directed that staff include the following uses in the project: incidental food service, small scale farm-to-table dinners and cooking classes, other small-scale events, and educational experiences and opportunities (such as school tours, agriculture and natural resource workshops/tours, bird/wildlife viewing, astronomy/stargazing and photography), and to develop a tiered permitting structure. The project will also revise the thresholds that determine when buildings and structures would require a Development Plan on lands zoned AG-II in the Coastal Zone. The County has already incorporated these amendments into the LUDC countywide and into the CZO for the Gaviota Coast Plan area.

In January 2021, staff contracted with Wood Environment & Infrastructure Solutions, Inc. to assist with stakeholder outreach and environmental review. Stakeholder outreach included a survey circulated to the general public during March 2021 and three public workshops, as well as meetings with various stakeholders including the Agricultural Advisory Committee, Agricultural Preserve

Advisory Committee, and the Land Stewardship and Carbon Farming Coalition (a subcommittee of the Santa Barbara County Climate Collaborative). Environmental review commenced in November 2021 with issuance of a Notice of Preparation of an Environmental Impact Report (EIR) and environmental scoping document. Staff anticipates completion of the EIR and the start of adoption hearings in 2022.

Airport Land Use Compatibility Plan (ALUCP) Comprehensive Plan Consistency Amendments (Mandated)

This project involves amending the Comprehensive Plan in order so that it is consistent with the ALUCPs for the airports located within the county. Pursuant to Government Code § 65302.3, the County must amend its Comprehensive Plan to be consistent with the ALUCPs or adopt findings to overrule the ALUCPs, within 180 days of the ALUCPs' adoption.

The Santa Barbara County Association of Governments (SBCAG) Board of Directors are the decision-makers for the ALUCP. SBCAG staff has worked on an updated ALUCP sporadically since September, 2012. In August, 2019, SBCAG staff released six draft ALUCPs (one for each airport within the county) and a revised initial study/negative declaration (IS/ND). County staff provided comments on the draft ALUCPs and IS/ND to SBCAG. On September 19, 2019, SBCAG conducted a hearing on the draft ALUCPs and IS/ND and decided to continue the item to allow SBCAG staff additional time to address the County's and other jurisdictions' comments. SBCAG released revised documents in winter 2021/2022. Long Range Planning Division staff will begin working with SBCAG and local jurisdictions on the draft ALUCPs and IS/NDs in spring 2022. After the SBCAG Board of Directors adopts the final ALUCPs, Long Range Planning Division staff will update the LUDC and CZO for consistency with the adopted ALUCPs.

Circulation Element Update (Mandated; Partially Grant Funded)

Senate Bill (SB) 743 requires local agencies to measure transportation impacts under the California Environmental Quality Act (CEQA) using vehicle miles traveled (VMT) metrics. The Board adopted changes to the County Environmental Thresholds and Guidelines Manual in December, 2020, to implement VMT thresholds for determining the significance of a project's transportation impacts under CEQA. In winter 2021, staff released a VMT calculator tool to help planners and other CEQA practitioners implement the new VMT thresholds.

Caltrans awarded the County Public Works Department (Public Works) a Sustainable Communities Grant for a countywide Active Transportation Plan (ATP) in 2019. The ATP will serve as a master plan and policy document to guide the development and maintenance of active transportation infrastructure. In 2021, Long Range Planning Division (LRP) staff worked with Public Works staff and the consulting team led by Fehr & Peers to (1) collect and analyze pertinent data, (2) evaluate existing conditions, and (3) solicit initial public input on the ATP. In 2022, staff will continue public outreach and draft the ATP. Staff expects the Board to adopt the ATP in winter 2023.

The ATP and the VMT thresholds will help LRP update the Circulation Element. The update will address traditional transportation issues, such as level of service, roadway classification, and roadway and intersection standards. The update will also address new state mandates and contemporary transportation issues, such as complete streets, transportation demand management, active transportation, and VMTs. LRP staff expects to select a consultant and initiate data

collection for the Circulation Element in spring/summer 2023.

Climate Action Plan Update / Energy Element Update / CEQA Thresholds of Significance

The County Community Services Department, Sustainability Division (Sustainability Division), with support from Planning and Development Department (P&D) staff, initiated the 2030 Climate Action Plan (CAP) in winter 2020/2021 by releasing an RFP, selecting a consultant, and initiating public outreach. The 2030 CAP will address GHG emission mitigation and climate adaptation efforts in the unincorporated areas of Santa Barbara County. It will also contain thresholds for determining the significance of a project's impacts from GHG emissions under CEQA. In 2021 and early 2022, Sustainability Division staff led an extensive public outreach effort and drafted GHG emission measures and actions. Sustainability Division staff expects to present the 2030 CAP to the Board for adoption in spring 2023.

While the 2030 CAP is under development, P&D staff prepared and the Board adopted interim GHG thresholds for land use projects and plans in January, 2021. The interim GHG thresholds help the County comply with CEQA Guidelines Section 15064.4, which requires the County and other lead agencies to "... describe, calculate or estimate the amount of GHG emissions resulting from a project." The interim GHG thresholds also streamline the environmental review process and help meet the Board's 2030 GHG emissions reduction target (50 percent reduction by 2030, based on 2007 levels). County staff and CEQA practitioners will use the interim GHG thresholds until the Board adopts the 2030 CAP and corresponding final GHG thresholds. Concurrently with adopting the 2030 CAP, P&D staff will prepare amendments to certain elements of the Comprehensive Plan (e.g., Energy Element) to achieve consistency with, and implement, certain components of the 2030 CAP.

Coastal Resiliency Local Coastal Program Amendment (LCPA) (Sea Level Rise)

Staff prepared an LCPA to help mitigate and respond to threats from current and reasonably foreseeable future sea level rise and coastal hazards. In December, 2018, the Board adopted the LCPA and submitted it to the CCC for certification. County staff consulted and negotiated with CCC staff on its suggested modifications to the LCPA from 2019 through 2021. In September, 2021, the County withdrew the LCPA certification application due to a lack of staff funding and disagreement over a number of CCC staff's suggested modifications. The Planning Director is negotiating with the Executive Director of the CCC regarding disagreements over the LCPA.

Environmental Justice Element (Mandated)

State Government Code § 65302(h) requires the County to adopt an environmental justice element (or related goals, policies, and objectives integrated in other elements) that identifies disadvantaged communities within the unincorporated county, as well as objectives and policies:

- to reduce the unique or compounded health risks in disadvantaged communities by means that include, but are not limited to, the reduction of pollution exposure, including the improvement of air quality, and the promotion of public facilities, food access, safe and sanitary homes, and physical activity;
- to promote civic engagement in the public decision-making process; and

- that prioritize improvements and programs that address the needs of disadvantaged communities.

State Government Code § 65302(h)(2) requires the County to adopt an environmental justice element upon the next concurrent amendment of two or more general plan elements. Staff anticipates that the Housing Element Update will require corresponding amendments to the Land Use Element and, consequently, will be the next concurrent amendment of two or more general plan elements on which the Board is likely going to take action. As discussed below, the Housing element Update and corresponding Land Use Element amendments must be adopted by February, 2023. Therefore, staff has begun a draft environmental justice element in order so that the Board can adopt the environmental justice element along with the Housing Element Update and corresponding amendments to the Land Use Element in FY 2022-2023.

Farmstays Ordinance Amendments

The Farmstay Ordinance Amendment project involves amending the LUDC and CZO to allow farmstays countywide on AG-II zoned lands. Farmstays are a type of working farm or ranch operation that is partially oriented towards visitors or tourism by providing guest accommodations. Currently, farmstays are only allowed in the Gaviota Coast Plan area.

LRP staff conducted two virtual public workshops in winter and spring 2021 to receive public comment and input which helped inform the draft ordinance amendments which were developed by staff in spring/summer 2021. Environmental review for the project will be completed in winter/spring

2022, and decision maker hearings are anticipated in spring/summer 2022.

Housing Element Update (HEU) (Mandated; Grant Funded)

In December, 2019, the Santa Barbara Association of Governments (SBCAG) initiated a process to allocate Santa Barbara County's 6th cycle RHNA (June 30, 2022, to February 15, 2031) among the eight incorporated cities and the unincorporated County. The California Department of Housing and Community Development (HCD) approved SBCAG's Regional Housing Needs Allocation Plan 6th Cycle 2023-2031 (RHNA Plan) in February 2021 and SBCAG adopted the RHNA Plan in July 2021. The RHNA Plan assigned to the County a total RHNA of 5,664 units, of which 4,142 units must be located within the South Coast subregion and 1,522 units must be located within the North County subregion.

The County is now proceeding with updating the 2015-2023 Housing Element Update in order to accommodate the new RHNA and comply with State housing element law. The County must adopt the new 2024-2032 HEU by February 15, 2023, and submit to the HEU to HCD for approval within 90 days of adoption.

In early 2021, staff began preparing a sites inventory which shows the number and location of sites available to accommodate its RHNA for lower and moderate-income levels in the South Coast and North County. The initial results of the sites inventory show that the County does not have sufficient land zoned to accommodate its lower and moderate-income RHNA. Therefore, the County must identify sites for rezoning and other strategies to meet its RHNA.

In fall 2021, staff hired a consultant to collect data and draft analyses for the HEU, developed a public outreach strategy, and began analyzing governmental constraints to the development of housing. In early 2022, staff will initiate public outreach, develop goals, policies, and programs for the HEU, and conduct environmental review. Staff will also present the draft HEU to decision-makers and HCD for initial review and feedback in fall 2022, with the goal of presenting the final HEU to decision-makers for adoption in February, 2023.

Recreation Master Plan-Related Comprehensive Plan Amendments

During processing of the Agricultural Enterprise Ordinance, a number of ideas have been presented regarding relatively larger and higher intensity tourism uses on agricultural lands, as compared to the uses that are under consideration in the Agricultural Enterprise Ordinance. These include uses located on smaller farms (less than 40 acres in size or on lands zoned AG-I), and new commercial and entertainment enterprises on agricultural lands (e.g., restaurants, bed and breakfast inns, and large scale events such as festivals, concerts, and running and equestrian events). Other ideas involve new infrastructure such as public bike paths to provide connectivity between agricultural tourist destinations, and are best addressed through programmatic planning documents such as a recreation master plan.

The Community Services Department Parks Division (Parks Division) is currently preparing a countywide Recreation Master Plan that is anticipated to be complete in FY 2022-2023. Long Range Planning Division staff will assist Parks Division staff with the development of the Recreation Master Plan during FY 2021-2022 and, upon adoption of the Recreation Master Plan, will initiate the processing of Comprehensive Plan amendments that are required to actualize the goals and implement the policies that will be set forth in the Recreation Master Plan. The relatively large and high intensity uses on agricultural lands, which are outside the scope of the Agricultural Enterprise Ordinance, will be considered as part of the Recreation Master Plan-related Comprehensive Plan amendments.

Seismic Safety and Safety Element (collectively, “Safety Element”) Update (Mandated; Partially Grant Funded)

In 2018, the Board directed staff to update the Safety Element of the Comprehensive Plan. Planned updates are driven, in part, by new State legislation [e.g., updates to Government Code § 65302(g)] and comments and recommendations received previously from the State Board of Forestry on the County’s Safety Element.

In 2019 and early 2020, staff developed a Request for Proposals and a scope for consultant services to prepare a Climate Change Vulnerability Assessment (CCVA). The Draft CCVA was released for public review and comment in September of 2021, and the Final CCVA was completed in November. The CCVA summarizes climate change projections and the effects that climate change will have on hazards such as flooding, wildfire, debris flows, coastal erosion, and sea level rise. The CCVA identifies relevant populations and assets and evaluates the extent of vulnerability by analyzing the severity of climate impacts and their ability to adapt, given existing resources and conditions. The next phase of the project will involve the preparation of a Climate Change Adaptation Plan that will involve the development and prioritization of adaptation strategies that address the vulnerabilities identified in the CCVA. The CCVA will also inform revisions to the

County's hazard maps and inform policy updates and implementation actions that will be set forth in the Safety Element.

The County will use consultant services to conduct outreach and prepare the Climate Change Adaptation Plan. The Project Team will continue to collaborate with the stakeholder advisory group consisting of County Departments to provide technical input and vetting of project concepts and work products. The Climate Change Adaptation Plan is anticipated to be completed in winter 2022/2023, and updates to the Safety Element and environmental review are anticipated to be completed by fall 2023.

Short-Term Rentals (STRs) LCPA

In October 2017, the Board approved zoning ordinance amendments to (1) allow STRs in certain commercial zones and a new, STR Coastal Zone Historic Overlay Zone, (2) prohibit STRs in residential, agricultural, mixed use, resource protection, industrial, and certain special purpose zones, and (3) allow homestays in residential and certain agricultural zones. These amendments went into effect in the Inland Area in November 2017. Staff submitted the CZO amendment to the CCC in December, 2017, and the CCC denied the proposed LCPA in May, 2018, due to findings that the proposed amendment limited coastal access.

In September, 2020, the Board directed staff to develop a revised LCPA for STRs. Staff completed required research for the project before the project was put on hold to prioritize other planning work with mandated deadlines in FY 2021-2022. The Board may direct staff to resume work on this project during a later fiscal year.

State Housing and Density Bonus Laws Implementation (Grant Funded)

As stated in the summary of the ADUs Ordinance Amendments (above), in 2019 the County implemented the Housing Bill Implementation Project in order to satisfy the requirements of Housing Element Program 1.4. More specifically, from 2016 to 2021, the State passed several bills amending sections of the Government Code related to planning and housing. In spring and summer 2019, the County began analyzing the bills and drafting zoning ordinance amendments for the Housing Bill Implementation Project. Phase I of the project includes zoning ordinance amendments to comply with the Housing Accountability Act (HAA) (housing development project protections), State Density Bonus Law (SDBL) (density bonuses for affordable housing), and Assembly Bill (AB) 101 (streamlined low barrier navigation centers approvals). Staff plans to finish drafting the amendments and conduct public hearings starting in summer 2022. In late 2022/early 2023, staff will initiate Phase II, which includes zoning ordinance amendments to comply with AB 2162 (streamlined supportive housing approvals), the development of objective multifamily design and planning standards, and the creation of a new, ministerial permit for qualifying housing development projects.

Utility-Scale Solar Ordinance, Comprehensive Plan, and Uniform Rules Amendments

In 2018, the Board commissioned the development of a Strategic Energy Plan (SEP) to help stimulate renewable energy development, meet aggressive state and local GHG emissions reduction goals, and improve the resiliency of the local electric grid. The SEP contains several recommendations for P&D, such as amending the LUDC and potentially the MLUDC and LCP to allow and promote utility-scale solar within unincorporated areas of Santa Barbara County.

LRP staff initiated amendments to the LUDC in fall 2019 as recommended, in part, by the SEP. In June, 2020, the Board delayed the project in order for LRP to complete other ongoing projects. LRP re-initiated work on the ordinance amendments in winter 2020/spring 2021 and confirmed the scope-of-work with the Board in July, 2021. The scope-of-work includes amendments to the LUDC and Uniform Rules for Agricultural Preserves to allow for utility-scale solar within the Inland Area of the county. The scope-of-work also includes minor amendments to the MLUDC, CZO, and other components of the Comprehensive Plan.

In winter 2021, staff put the project on hold due to (1) prioritization of more urgent planning projects and (2) possible scope-of-work expansion to allow utility-scale solar within the Coastal Zone by amending the CZO and Gaviota Coast Plan. Staff expects to restart project work in summer 2022 by commencing public outreach and subsequently presenting draft recommendations to the CPC, MPC, and Board in winter 2022/2023. Staff will begin environmental review soon thereafter, which is expected to last one year, as the project will likely require an environmental impact report. Decision-maker hearings are anticipated to begin during spring 2024.

Zoning Ordinance Management

The Work Program includes staff time associated with processing relatively minor zoning ordinance amendments that are not associated with a particular project in the Work Program. These zoning ordinance amendments are combined into a package of amendments processed concurrently. Given that these amendments are relatively minor, the processing of such amendments does not require the preparation of an environmental impact report and, instead, only requires the preparation of an IS/ND or CEQA exemption. The CCC must certify the LCPAs for ordinance amendment packages that include CZO amendments.

During the first quarter of FY 2021-2022, the Board directed staff to process the following ordinance amendments in this fiscal year:

- Relax the permitting and development standards regarding childcare facilities, as well as update the zoning ordinances to reflect current State law regarding childcare facilities; and
- Require a conditional use permit (CUP) for cannabis cultivation located within the Inland Area of the county.

These Board-requested ordinance amendments will be combined with a number of minor zoning ordinance amendments to create an ordinance amendments package for decision-makers' consideration during fall 2022.

The Board also identified as unfunded priorities, the following ordinance amendments:

- [Certain amendments](#) to the oil and gas regulations; and

- Amendments to telecommunication regulations regarding back-up generators for macrocell towers and aesthetic design standards for small wireless telecommunication facilities.

The Board may provide funding to begin processing these currently unfunded amendments during FY 2022 – 2023, after completion of the Board-requested ordinance amendments package described above.

The Work Program also includes staff time associated with managing and publishing the zoning ordinances. Currently, the zoning ordinances are published in their entirety on the P&D [website](#); however, only certain portions of the zoning ordinances are currently published with the [County Code](#) that the Clerk of the Board maintains. LRP and Clerk of the Board staff have begun the tasks needed to publish the currently unpublished portions of the zoning ordinances with the County Code by fall 2023.

Attachment 4 – Project Schedules

PROJECT OR PROGRAM	% COMPLETE	FY 2022-2023				FY 2023-2024				FY 2024-2025			
		SUMMER (Q1)	FALL (Q2)	WINTER (Q3)	SPRING (Q4)	SUMMER (Q1)	FALL (Q2)	WINTER (Q3)	SPRING (Q4)	SUMMER (Q1)	FALL (Q2)	WINTER (Q3)	SPRING (Q4)
		CURRENT PROJECTS											
Accessory Dwelling Unit Ordinance LCPA - DELAYED	85 - 95%*												
Agricultural Enterprise Ordinance Amendments	40%	EIR	Hearings	CCC Process									
Airport Lands Use Plan Consistency Amendments (Mandated)	15%	Draft Amends., Hearings		CCC Process									
Circulation Element Update (Mandated)	5%	Assist with ATP; adopt ATP; release Circ Element RFP				Prepare draft Circ Element		BOS Review	EIR		Adoption Hearings		
Coastal Resiliency Local Coastal Program Amendments	80 - 95%*	Support Planning Director in Negotiations with CCC Staff											
Climate Action Plan Comprehensive Plan Amendments	10%	Support CSD		CAP, EIR, Thresholds, Energy Elem.		Hearings		CAP Implementation					
Environmental Justice Element (Mandated)	20%	Draft Amends., Public Process			Env. Doc.		Hearings						
Farmstays Ordinance Amendments	55%	Hearings		CCC Process									
Housing Bill Implementation	35%	Amends.			Hearings		CCC Process						
Housing Element Update (Mandated)	17%	EIR, Draft hearings	Final HEU	Hearings	HCD Certification	Implementation							
Safety Element Update (Mandated)	40%	Adaptation Plan Outreach, Draft Amends.			Finalize amendments - EIR			Hearings					
Short-Term Rentals LCPA - DELAYED	25%												
Utility Scale Solar General Plan, Ordinance, Williamson Act Amendments	15%	Draft amendments			BOS	EIR		Hearings		CCC Process			
Zoning Ordinance Amendments	5%	Draft Amends., Hearings				Draft Amends., Hearings				Draft Amends., Hearings			