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Planning and Development Department (P&D)
Long Range Planning Division

FISCAL YEARS 2022 – 2025 WORK PROGRAM

Board of Supervisors
Hearing on May 3, 2022

Presentation Outline



- **FY 2021 – 2022 Q1 – Q3 Accomplishments**
- **Remaining Tasks in FY 2021 – 2022**
- **Considerations for the FY 2022 - 2025 Work Program**
- **Staff Recommendations**
- **Planning Commissions' Recommendations**
- **Recommended Actions**

Board of Supervisors
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FY 21 – 22 Q1 – Q3 ACCOMPLISHMENTS

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FY 21 – 22, Q1 – Q3 Accomplishments



- **Accessory Dwelling Units Ordinance Amendments:** Local Coastal Program Amendment (LCPA) for California Coastal Commission (CCC) certification
- **Agricultural Enterprise Ordinance Amendments:** Public outreach; Environmental Impact Report (EIR)
- **Airport Land Use Compatibility Plans (ALUCPs) Amendments:** New work given current schedule
- **Capital Improvements Plan Comprehensive Plan Consistency Report:** Completed
- **Coastal Resiliency LCPA:** Negotiations with CCC staff
- **Comprehensive Plan Annual Progress Report:** Completed
- **Environmental Justice Element:** Background research, mapping of disadvantaged communities, and public outreach
- **Farmstays Ordinance Amendments:** Public outreach and environmental review
- **Housing Element Update:** Background research, housing inventory, rezone analysis, selected consultants, and public outreach
- **Local Agency Formation Commission “Reportbacks:”** 8 reports

FY 21 – 22, Q1 – Q3 Accomplishments



- **Regional Housing Needs Allocation (RHNA):** Santa Barbara County Association of Governments' (SBCAGs') *RHNA Plan 6th Cycle 2023-2031*
- **Responsible Agency Reviews:** 26 notices of projects; 5 County responses
- **Safety Element Update:**
 - Climate Change Vulnerability Assessment
 - California Fire Safe Council Grant Application - \$375,000 to map evacuation routes
- **Santa Claus Lane Beach Access, Parking, and Street improvements:** Coastal Development Permit time extension
- **State Housing and Density Bonus Law Implementation:**
 - Housing Accountability Act (housing development project protections)
 - State Density Bonus Law (density bonuses for affordable housing)
 - AB 101 (streamlined low barrier navigation centers approvals)
- **Utility Scale Solar Ordinance Amendments:** Research for project description/scope-of-work
- **Zoning Ordinance Amendments – CUP for Cannabis Cultivation:** Draft ordinance; prepared for decision-maker hearings

FY 21 – 22, Q1 – Q3 Accomplishments



Innovate SBC Process Improvement Project

- **Goals:**

- Identify efficiencies/improvements to Work Program processes
- Bring Board projects/programs on-line more rapidly

- **Participants:**

- County Executive Office
- County Counsel
- P&D Executive Management
- Development Review Division staff
- Long Range Planning Division staff

- **Key Recommendations:**

- New “Rapid Amendments Process” for certain zoning ordinance amendments
- Greater use of technology for public outreach and project management
- Service level agreements (or equivalent) with technical advisory committees
- Utilizing consultant services for labor- and/or time-intensive tasks
- Use P&D’s on-call consultants
- Update and/or create new project management tools and resources



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REMAINING TASKS IN FY 21 – 22

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Remaining Tasks in FY 21 – 22



- **Active Transportation Plan (ATP):** Assist Public Works with ATP
- **Agricultural Enterprise Ordinance & Farmstays Ordinance Amendments:** Ordinance amendments; EIR
- **ALUCPs Comprehensive Plan Consistency Amendments:** Work with SBCAG on draft ALUCPs and MND
- **Climate Action Plan (CAP):** Assist the Community Services Department (CSD) with CAP
- **California Coastal Commission Noncompetitive Grant Application:** Coastal Resiliency LCPA
- **Environmental Justice Element:** Draft amendments; Public outreach
- **Farmstays Ordinance Amendments:** EIR for VMTs; added to Agricultural Enterprise Ordinance Amendments EIR
- **Housing Element Update:** Data analysis, rezone analysis, project description, public outreach, and initiate EIR
- **MS 365 Deployment**
- **Recreation Master Plan:** Coordinate with CSD
- **Safety Element Update:** Public outreach; Adaptation Plan
- **Zoning Ordinance Amendments:**
 - CUP for cannabis cultivation
 - Ordinance amendments package – includes childcare facilities amendments
- **Zoning Ordinance Maintenance:** Zoning ordinances publication (assist Clerk of the Board and Municode)



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CONSIDERATIONS FOR THE FY 22 – 25 WORK PROGRAM

Board of Supervisors
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Considerations for the FY 22 – 25 Work Program



- **Multi-Year Projects:** Require a continued commitment of resources to complete
- **State and Federal Mandates:** Recent State and Federal legal mandates, orders, etc., affect the Comprehensive Plan
- **Comprehensive Plan:** Implementation of existing programs
- **County-Sponsored Projects:** Provide support to other departments on Work Program-related projects (e.g., ATP, CAP, and Recreation Master Plan)
- **Non-Mandated Board-Requested Projects**
- **P&D Budget:** Available staff and funding sources for Work Program projects
 - 14 FTEs
 - Potential funding sources (subject to CEO authorization): Building Permit General Plan Maintenance Fee, grants, cannabis tax revenue, County General Fund
 - On-going vs one-time funding
 - Deadlines for grant-funded projects and new grant opportunities



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STAFF RECOMMENDATIONS & EXPANSION OPTIONS

Board of Supervisors
Hearing on May 3, 2022

Staff Recommendations



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

Staff Recommendations



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

Staff Recommendations



Mandated & Grant-Funded Comprehensive Plan Projects	FTEs
ALUCP Consistency Amendments (Mandated)	0.0
Circulation Element Update (Mandated)	0.0
Environmental Justice Element (Mandated)	1.7*
Housing Bill Implementation (Grant Funded)	0.0
Housing Element Update (Mandated; Grant Funded)	4.8*
Safety Element Update (Mandated; Grant Funded)	0.8*
Mandated & Grant-Funded Comprehensive Plan Projects Subtotal =	7.3

*Involves use of consultant services

Staff Recommendations



Non-Mandated, On-Going Projects	FTEs
ADUs LCPA – Delay unless grant funding awarded	0.0
Agricultural Enterprise & Farmstays Ordinance Amendments	0.7*
Climate Action Plan/Energy Element Amendments	0.3
Coastal Resiliency LCPA	0.0
Short-Term Rentals LCPA	0.0
Utility Scale Solar Ordinance and Policy Amendments	0.5*
Zoning Ordinance Amendments Package and Maintenance	0.7
Non-Mandated, On-Going Projects Subtotal =	2.2

*Involves use of consultant services

Potential Division Expansion



Zoning Ordinance Amendments (FY 22 – 23 & FY 24 – 25)

- Board expansion request to add to budget
- Supervising Planner – project manager, decision-maker hearings, CCC certification
- Consultant services – draft amendments, public outreach, EIR, assist at hearings
- \$550,000/fiscal year for 3 fiscal years
- Recommended Programs
 - Allow more development/uses with ministerial entitlements
 - Amend residential and commercial zoning regulations

Project Timelines



Board Letter, Attachment 2

LRP Work Program Project	FY 22 - 23				FY 23 - 24				FY 24 - 25			
	SUMMER (Q1)	FALL (Q2)	WINTER (Q3)	SPRING (Q4)	SUMMER (Q1)	FALL (Q2)	WINTER (Q3)	SPRING (Q4)	SUMMER (Q1)	FALL (Q2)	WINTER (Q3)	SPRING (Q4)
Accessory Dwelling Units Ordinance Amendments LCPA					CCC Process							
Agricultural Enterprise + Farmstays Ordinance Amendments	EIR		Hearings		CCC Process							
Airport Lands Use Plan Consistency Amendments (Mandated)	SBCAG Hearing				Draft Amends., Hearings		CCC Process					
Circulation Element Update (Mandated)					Release RFP	Prepare Amendments				BOS Hearing	EIR	
Coastal Resiliency LCPA					Revise LCPA	Hearings		CCC Process				
Climate Action Plan Comprehensive Plan Amendments	Support CSD				CAP, EIR, Thresholds, Energy Elem.			Hearings	CAP Implementation			
Environmental Justice Element (Mandated)	Draft Amends., Public Process			Env. Doc.	Hearings							
Housing Bill Implementation					Draft Amendments			Hearings	CCC Process			
Housing Element Update (Mandated)	Draft HEU & EIR		Hearings	HCD	Review; SEIR; Rezones		Hearings	CCC Process; HEU Implementation				
Safety Element Update (Mandated)	Adaptation Plan Outreach, Draft Amends.				EIR		Hearings					
Short-Term Rentals LCPA					Draft Amends.	Hearings		CCC Process				
Utility Scale Solar General Plan, Ordinance, Williamson Act Amendments	RFP		Draft Amendments;		Outreach	EIR			Hearings		CCC Process	
Zoning Ordinance Amendments	Support COB & Municode; Draft Amends., Hearings, & CCC Process				Draft Amendments, Hearings, & CCC Process				Draft Amendments, Hearings, & CCC Process			
<i>Expansions and Future Project</i>												
Ordinance Amendments to Allow Ministerial Development/Uses	Hire Planner; RFP		Draft Amendments;		Public Process				EIR		Hearings	
Recreation Master Plan - Comprehensive Plan Consistency Amendments							Prepare Amends.; Public		Process	Hearings		CCC Process
Updates to Residential and Commercial Zoning Standards	Hire Planner; RFP		Draft Amendments;		Public Process				EIR		Hearings	

Future Projects



FY 2023 – 2024 and FY 2024 - 2025

- **ADUs, Short-Term Rentals, and Coastal Resiliency LCPA(s)**
- **ATP-related Circulation Element Amendments**
- **Comprehensive Plan implementation programs (e.g., new Housing Element and Safety Element programs)**
- **Housing Bill Implementation (e.g., SB 9-related amendments, new housing entitlement, and/or objective design standards)**
- **Follow-up Recreation Master Plan-related Comprehensive Plan Amendments**
- **Update Comprehensive Plan Components**
 - Open Space Element (1991)
 - Environmental Resources Management Element (1991)
 - Agricultural Element (1991)
 - Noise Element (1997)
 - Conservation Element (2010)
 - CEQA Environmental Thresholds (2021)
- **Others ?**



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PLANNING COMMISSIONS' RECOMMENDATIONS

Board of Supervisors
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Planning Commissions' Recommendations*



Montecito Planning Commission – February 16, 2022

- (1) Ad-hoc committee for ADU and STR LCPA negotiations with California Coastal Commission staff
- (2) Senate Bills 9 and 10 ordinance amendments
- (3) Options for affordable housing that do not solely rely on increased density
- (4) Retain discretion in decision-making rather than pursuing expansion of ministerial decision-making
- (5) 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.

County Planning Commission – February 23, 2022

Supported Montecito Planning Commission recommendations (1) through (3)

**The planning commissions considered all components of, but not the current staffing recommendations for, the recommended Work Program.*



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RECOMMENDED ACTIONS

Board of Supervisors
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Recommended Actions



- Receive a report on the staff-recommended FY 2022 - 2025 Work Program.
- Provide any direction that the Board would like to make regarding the staff-recommended FY 2022 - 2025 Work Program.
- Determine that the Board's action is not a "project" that is subject to environmental review pursuant to the State California Environmental Quality Act (CEQA) Guidelines [§ 15378(b)(5)].



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QUESTIONS ?

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