

Planning and Development

Lisa Plowman
Department Director

Administration & Support

Permitting

Coastal Mitigation

Code Enforcement

Long Range Planning



Key Challenges / Emerging Issues

- Cannabis Permitting, Enforcement and Compliance Programs
- Attract, Train and Retain Staff
- Development and Adoption of Complex Policy Projects Through a Public Process on Time

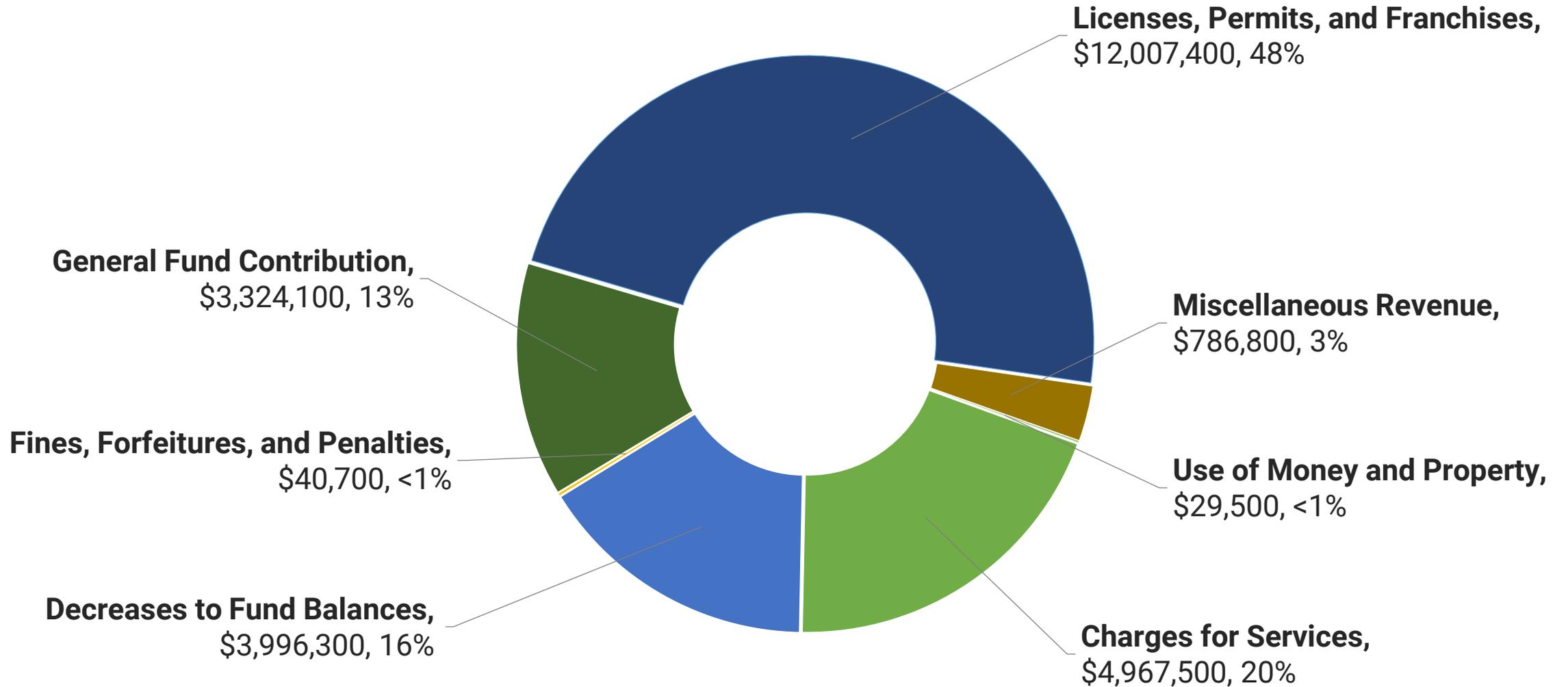


Summary

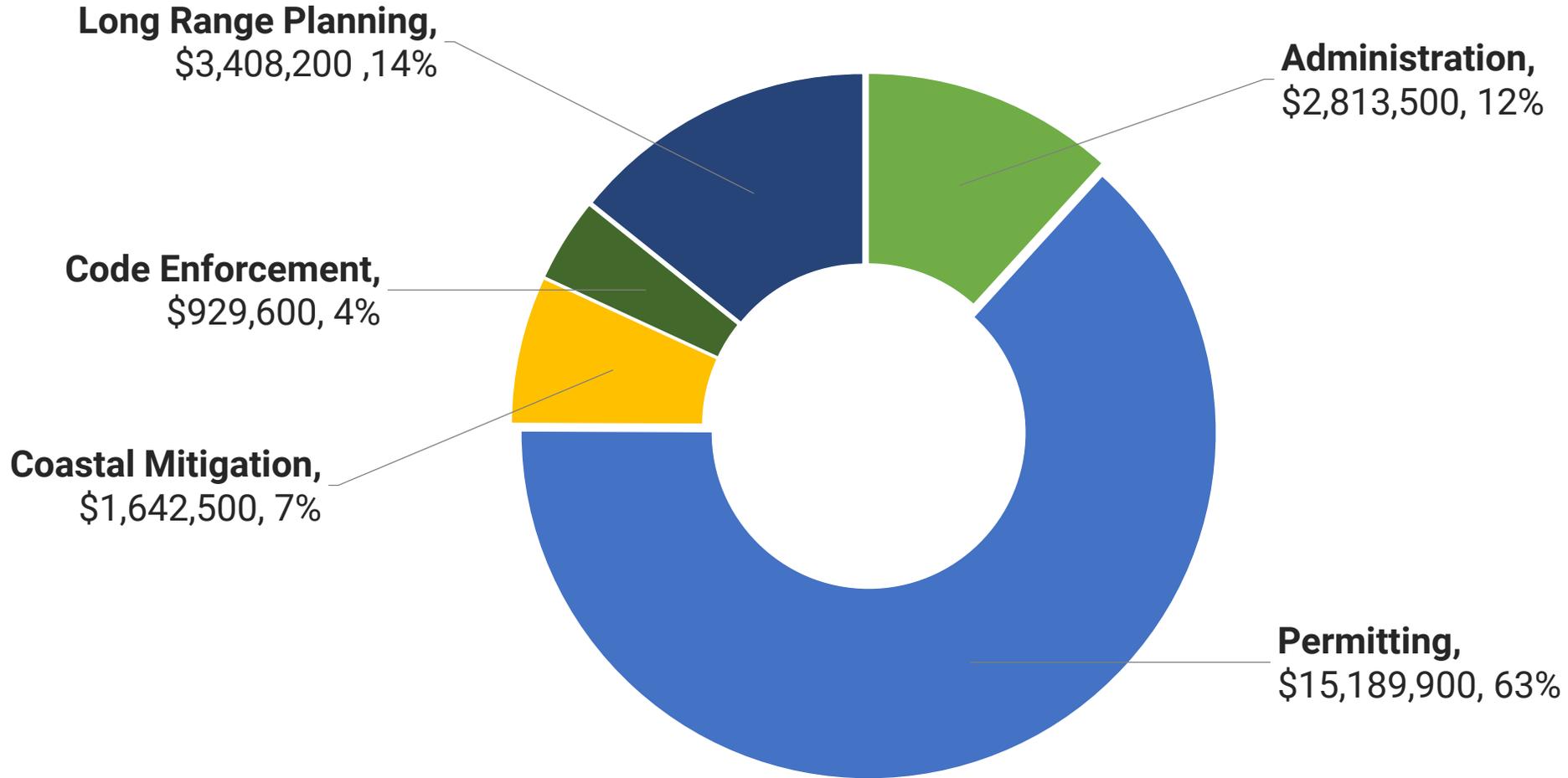
Operating	\$23,983,700
Capital	\$10,300
General Fund	\$3,324,100
FTEs	98.3
Use of One-Time for Ongoing Operations	\$0, 0%
Service Level Reductions	\$0
Restoration Requests	\$0
Expansion Requests	\$0



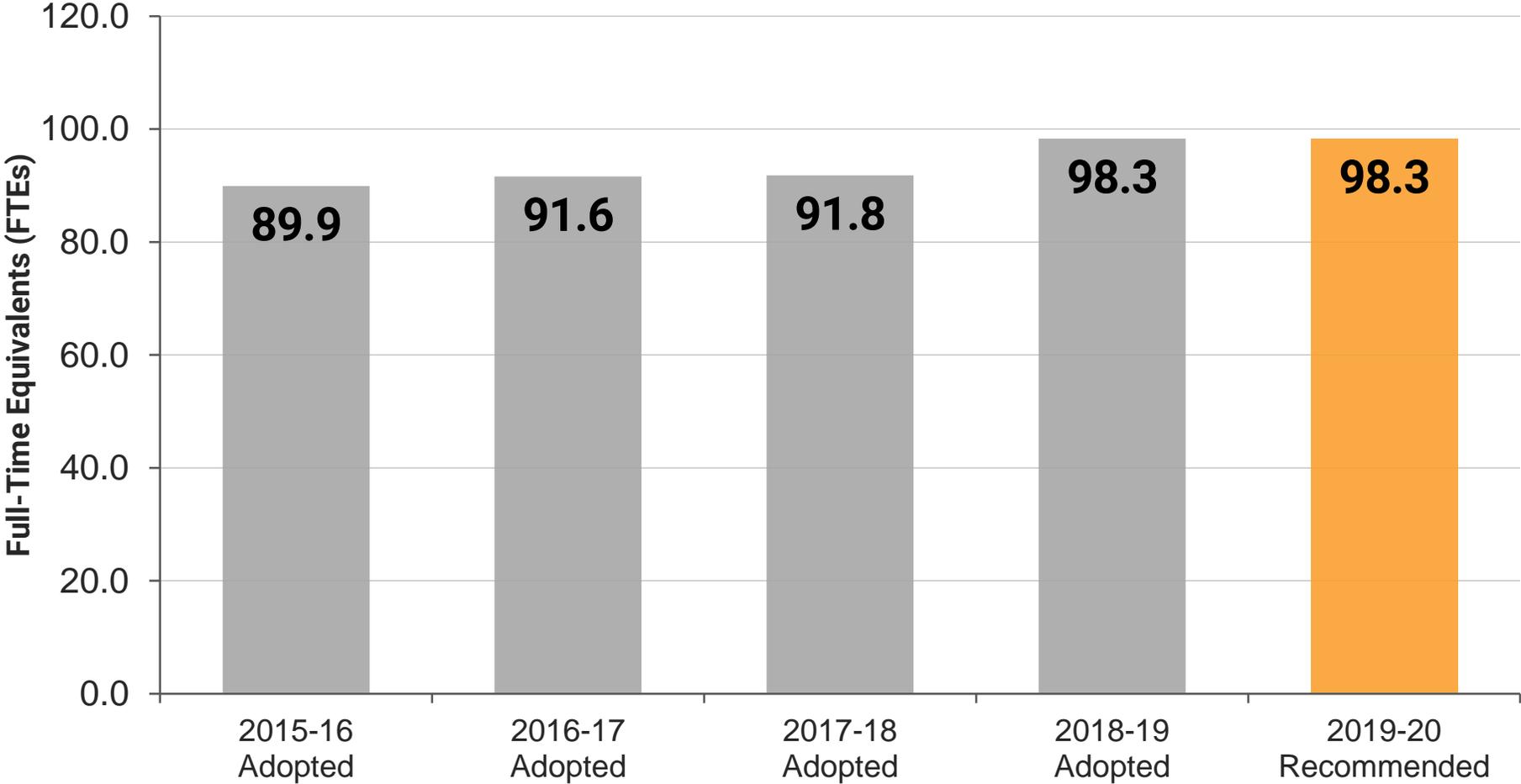
FY 2019-20 Source of Funds



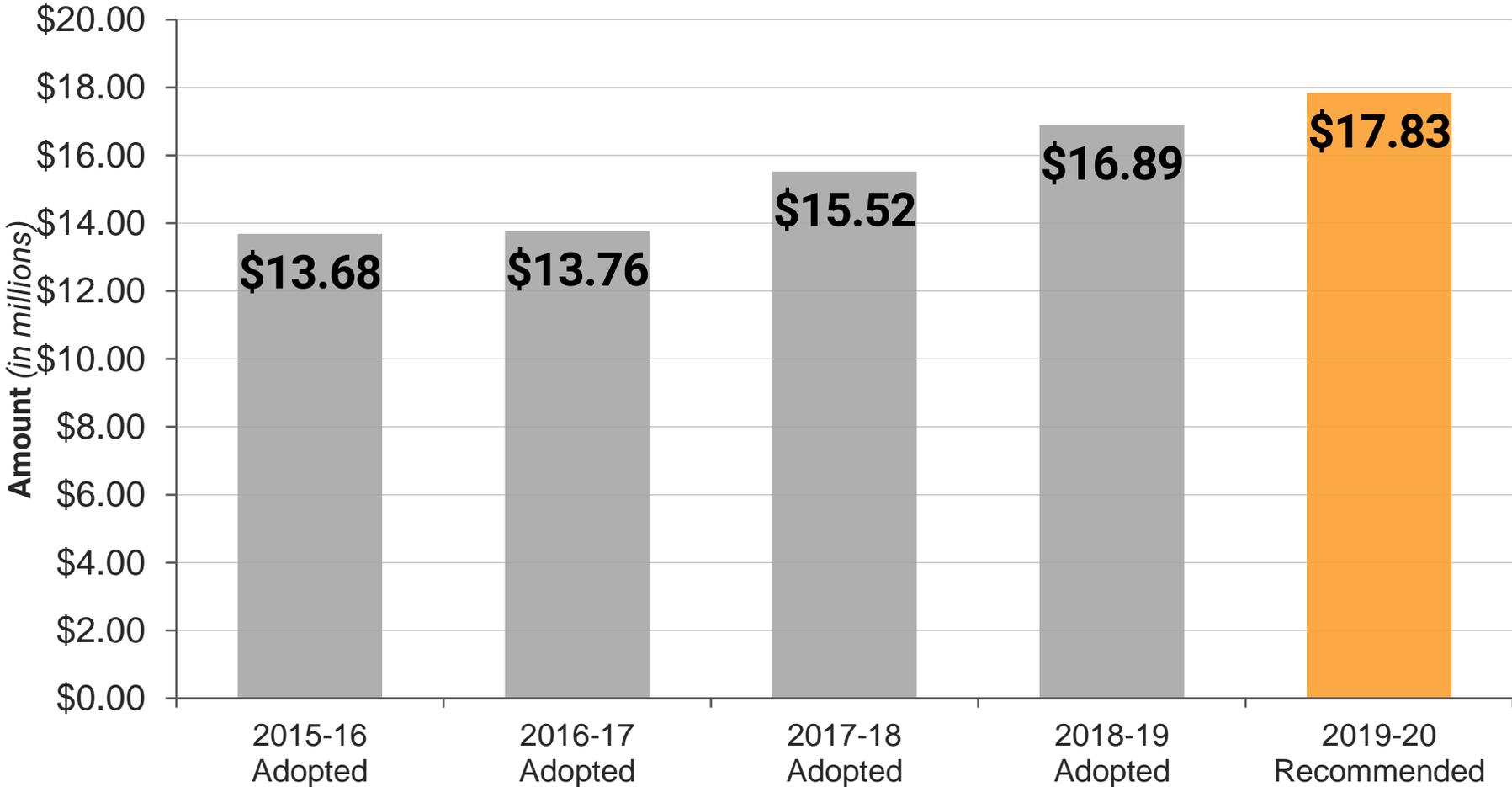
FY 2019-20 Use of Operating Funds



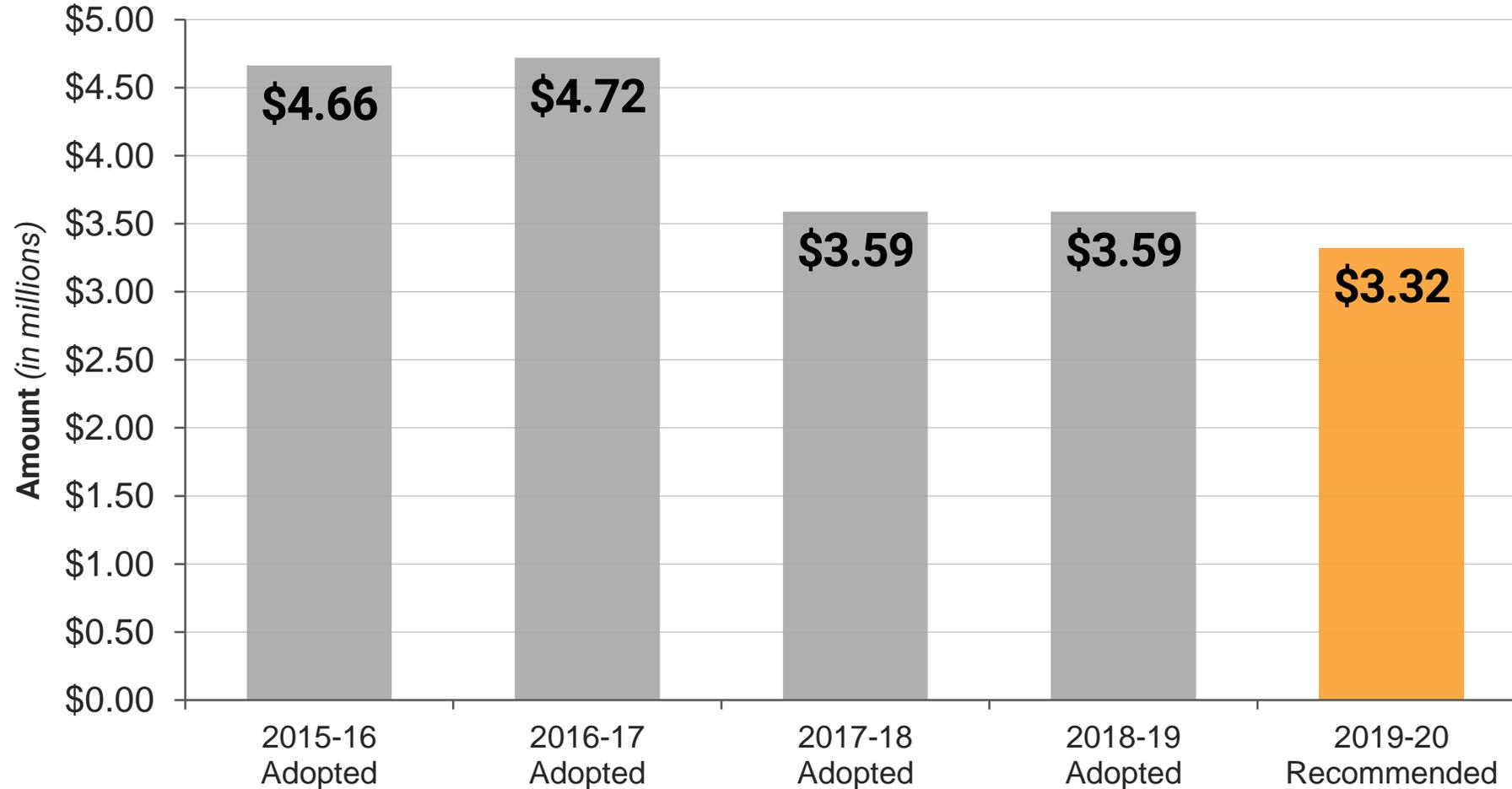
Staffing Summary



Operating Revenue | 5-Year Summary



GFC | 5-Year Summary



FY 2018-19 Anticipated Accomplishments

- Provided support for recovery and rebuilding efforts following the Thomas Fire and Montecito Debris Flow
- Received the CSAC Award for Innovation for the online interactive map following the Montecito Debris Flow
- Completed an update to the Isla Vista Bluff Policy
- Fully participated in the County's Cannabis Enforcement Team
- Processed and approved over 1,400 zoning permits and 3,800 building permits
- Upgraded Department's web pages to be more use and mobile friendly
- Developed a Leadership Development Academy to strengthen staff's leadership skills
- Continued Employee Engagement Efforts, including positive motivators, mentoring and training programs



FY 2018-19 Anticipated Accomplishments

- **Completed Coastal Commission Certification of:**
 - Gaviota Coast Plan
 - Cannabis Ordinance
 - Amendments for the CalTrans Highway 101 HOV Lanes Project
 - Montecito Design Guidelines Phase II
 - Accessory Dwelling Unit Ordinance
- **Completed Local Adoption of the following:**
 - Eastern Goleta Valley Community Plan Environmentally Sensitive/Riparian Corridor Overlay Map
 - Agricultural Employee Dwelling Ordinance
 - Coastal Resiliency Project



FY 2018-19 Anticipated Accomplishments

- Completed Development Projects, including:
 - Cannabis Permits
 - Debris Flow Nets Emergency Permit
 - Cuyama SEPV Utility Scale Solar Project
 - Lompoc Stone Reclamation Plan



FY 2019-20 Objectives

- **Complete Long Range Planning Projects:**
 - Local Adoption of:
 - Cannabis Ordinance amendments relating to inland AG-I areas
 - Short Term Rental/Homestay Ordinance amendments in the Coastal Zone
 - Telecommunications Ordinance Amendments to address the Southern California Gas Company's Advance Meter Program
 - Coastal Commission Certification of:
 - Agricultural Employee Dwelling Ordinance
 - Coastal Resiliency Local Coastal Program Amendments
 - Complete the Vulnerability Assessment and Adaption Plan for the Safety Element
 - Adopt of a Vehicle Miles Traveled Threshold and commence Environmental Review of the Circulation Element
 - Complete local adoption of ordinance amendments to address changes in State law regarding housing and continue implementation of the Housing Element



FY 2019-20 Objectives

- Continue to support rebuilding and recovery following recent natural disasters
- Continue permitting, enforcement and compliance associated with cannabis
- Continue efforts in staff retention and development
 - Create and implement an on boarding program for all new hires
 - Initiate a second round of the Leadership Development Academy
 - Develop and implement a complete training program for new hires and existing staff
- Implement Credit Card Option for permit and invoice payments
- Continue to participate in the Natural Resource Damage Assessment for the Refugio Oil Spill



RENEW '22

To plan for and promote reasonable, productive, safe, and sustainable use of land to foster economic, social, cultural, and environmental vitality across the County by providing quality policy development, planning, permitting, and inspection services under the policy direction of the Board of Supervisors and Planning Commissions.

- On-Boarding Program
- Leadership Development Academy
- Positive Motivators



- Full Cost Recovery for Permit Services
- *General Plan Maintenance Surcharge*
- *Increase Cost Recovery for Permit Appeals*

- Website Upgrades
- *Increase Cost Recovery for Permit Appeals*

- *Online Permitting Tools*



RENEW '22 | Additional Information

- **Full Cost Recovery for Permit Services**
 - Set permit fees at a level to recover all allowed costs
 - Review and adjust fees to reflect changes in costs
- **Evaluate Long Range Planning Work Program**
 - Assess the number of projects in the Long Range Planning Division
 - Review staffing needs to effectively complete projects
 - Investigate alternate funding methods



RENEW '22 | Additional Information

- **General Plan Maintenance Surcharge**
 - Maintenance costs of the General Plan may be recovered through a surcharge on permits
 - Currently a 5% surcharge on building permits generates approximately \$200,000 per year
- **Increase Cost Recovery for Permit Appeals**
 - Current fees for appeals of planning permits does not fully recover costs
 - General fund subsidy for permit appeals is \$240,000 per year
 - Balance cost recovery with open access to appeal process



RENEW '22 | Additional Information

- **Online Permitting Tools**
 - Explore additional opportunities with Accela permitting system
 - Add additional online tools to increase efficiency of permit process



Performance Measures

Description	2016-17 Actual	2017-18 Actual	2018-19 Est. Actual	2019-20 Recommended
Percent of departmental annual Employee Performance Reviews completed by the due date.	77.2% 61 / 79	92.4% 61 / 66	95.8% ~91 / 95	100.0% ~95 / 95
Provide initial planner feedback on ministerial and staff issued permit applications within ten (10) working days of application submittal	94.2% 458 / 486	94.7% 445 / 470	91.9% ~557 / 606	100% ~606 / 606
Approve staff issued permits within 60 days of application submittal.	58.8% 403 / 686	57.6% 358 / 621	65.0% ~431 / 663	80% ~520 / 650



Performance Measures

Description	2016-17 Actual	2017-18 Actual	2018-19 Est. Actual	2019-20 Recommended
Complete first plan check review for grading plans < 1500 cubic yards within two (2) weeks of application acceptance.	86.2% 100 / 116	89.3% 100 / 112	75.0% ~96 / 128	100% 130 / 130
Complete inspections within one business day of requested date.	99.4% 21,666 / 21,801	99.3% 24,124 / 24,282	99.8% ~28,018 / 28,070	100% ~28,000 / 28,000
Make a determination of whether a violation exists within 60 days of receiving the complaint.	84.8% 498 / 587	76.1% 344 / 452	90.1% ~347 / 385	100% ~385 / 385



FY 2019-20 Service Level Reductions

NONE



Board Request - April 2, 2019

Farmstays Ordinance Amendments

- Expedite Farmstays Ordinance Amendment
- Anticipated staff labor and consultant costs \$115,000
- Assumes Mitigated Negative Declaration or Addendum to 2007 Uniform Rules Update EIR
- Estimated 8 months processing time + Coastal Commission certification (≤ 15 additional months)
- Department will work with the CEO to incorporate into the FY 2019-20 Recommended Budget from available General Fund resources



Summary

- Cannabis Permitting, Enforcement and Compliance Programs
- Attract, Train and Retain Staff
- Development and Adoption of Complex Policy Projects Through a Public Process on Time
- Analyze and Implement Renew '22 Initiatives



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The world as we have created it is a process of our thinking. It cannot be changed without changing our thinking.

— Albert Einstein

