

Board Inquiry Form

Board Member	
Carbajal	X
Wolf	X
Farr	X
Adam	X
Lavagnino	X

Inquiry Number:01

Department: Planning and Development
 Date: Tuesday, April 02, 2013
 Page(s) of Budget Book: D-159 – D-168

Request/Question:

The Board directed staff to return at the Budget Hearings for consideration of the following Potential New Projects as listed on Table 3 of the Planning and Development presentation dated April 2, 2013:

- Special Events – Good Neighbor Policy
- Hollister Avenue – State Street Improvements
- Climate Change Adaptation Plan
- Climate Action Implementation
- Montecito Design Guidelines and Development Standards
- Montecito Telecommunications Issues
- Santa Ynez Valley Transportation Improvement Plan
- Santa Ynez and Los Olivos Township Design Guidelines

Response Prepared by:
 Jeff Hunt, Long Range Planning

Response:

Attached is detailed information, including goal, background and description, milestones, and multi-year budget, for each of the eight projects as requested by the Board:

- Special Events Ordinance (\$254,338) – Page 2
- Hollister Avenue/State Street Streetscape Improvements Project (\$167,358) – Page 3
- Climate Change Adaptation Plan (\$376,472) – Page 4
- Energy and Climate Action Plan Adoption & Implementation (\$273,098) – Page 5
- Montecito Design Guidelines and Development Standards (\$99,726) – Page 6
- Montecito Wireless Telecommunications Facilities Master Plan (\$129,536) – Page 7
- Santa Ynez Valley Transportation Improvement Plan (\$67,762) – Page 8
- Santa Ynez & Los Olivos Township Design Guidelines (\$92,806) – Page 9



SPECIAL EVENTS ORDINANCE

Planning and Development Department

Goal: To engage the public and interested parties in preparing a comprehensive County-wide ordinance establishing special events standards.

BACKGROUND & DESCRIPTION

- ❖ The County’s Land Use and Development Code and Coastal Zoning Ordinance regulate commercial special events on agricultural and residential land (e.g., weddings and similar gatherings). Gaps in the existing special events regulations related to the short term rental of property have resulted in complaints and have led to concerns that currently allowed special events are having unintentional impacts that are changing the character of agricultural and residential lands in the County.
- ❖ In 2012, the Planning Commission conducted a series of hearings and received testimony from homeowners, interested citizens and the special events industry. It recommended on 11/7/2012 that the Board of Supervisors consider a comprehensive review of the County’s special events regulations as part of the 2013-2014 work program.
- ❖ The purpose of the Special Events Ordinance project will be to develop a new ordinance that broadly addresses special events regulations and permit procedures using a comprehensive approach that will close the gap in the existing regulations and minimize special event impacts on residential and agricultural areas and potential conflicts between land owners.
- ❖ The Special Events Ordinance project would address the scale, location, permitting, and monitoring related to special events. It would also examine the environmental and cumulative effects of special events on the region, including the potential for traffic and parking impacts on area roadways, noise and lighting impacts on adjacent properties, pollution impacts on streams, and emergency services impacts on fire, sheriff, and other public agencies.
- ❖ Outreach will be conducted through a series of County-wide workshops that will inform development of the Special Events Ordinance.



MILESTONES

- ❖ Policy and Ordinance Options and Development – Fall 2013
- ❖ County-Wide Outreach and Public Workshops – Fall 2013/Winter 2014
- ❖ Environmental Review – Spring 2014 through Fall 2014
- ❖ Planning Commission Adoption Hearings – Fall 2014/Winter 2015
- ❖ Board of Supervisors Adoption Hearings – Winter/Spring 2015
- ❖ California Coastal Commission Hearing – Spring 2015/Winter 2016
- ❖ Implementation – Winter 2016

BUDGET

<i>ESTIMATED FY 13-14</i>	<i>ESTIMATED FY 14-15</i>	<i>ESTIMATED FY 15-16</i>	<i>PROJECT TOTAL</i>
Cost	Cost	Cost	Total Cost
\$179,422	\$66,138	\$8,778	\$254,338



HOLLISTER AVENUE/STATE STREET STREETSCAPE IMPROVEMENTS PROJECT

Planning and Development Department

Goal: To improve public roadway and streetscape on Hollister Avenue/State Street from Auhay Drive to the Santa Barbara City Limit.

BACKGROUND & DESCRIPTION

- ❖ This project would implement Action VIS-GV-1.3 of the 1993 Goleta Community Plan, which states "...the County shall provide landscaping of the Hollister Avenue corridor and...the southern right of way area." Specifically, the project would plan and design lighting, seating, landscape, hardscape, and transit structures for a 1.7-mile segment of Hollister Avenue/Upper State Street between Auhay Drive on the west and State Route 154 on the east.
- ❖ This project would increase the attractiveness of the area; foster economic vitality; improve circulation, walkability, and transit opportunities; and incorporate a "complete streets" design for this important regional "gateway" corridor between the City of Santa Barbara and the Goleta Valley.
- ❖ The Public Works Department is currently designing and analyzing roadway and intersection improvements within this corridor. The goals of the effort include improving multimodal facilities, traffic conditions, and roadway safety. Long Range Planning will continue participating in this effort, including attending project team meetings and reviewing the Project Study Report (PSR).
- ❖ In FY 2013-2014, Long Range Planning will prepare preliminary design standards for the streetscape plan. In FY 2014-2015, it will use these standards to prepare the conceptual streetscape plans in consultation with Public Works, which will include designing landscape, hardscape, lighting, seating, and transit structures. A consultant will provide landscape design and other technical assistance. Long Range Planning will also review and comment on Public Works' environmental document for the roadway and intersection improvements and streetscape plan.
- ❖ Public input is important to the success of this project. Long Range Planning will conduct several public workshops to receive input on the preliminary design standards and draft conceptual streetscape plans. Public Works will participate in the workshops.



MILESTONES

- ❖ Team Meetings and Review Project Study Report and CEQA Documents – Summer 2013 through Spring 2015
- ❖ Hire Consultant – Summer 2013
- ❖ Draft Design Standards – Summer 2013 through Spring 2014
- ❖ Public Workshops – Fall 2013 and Winter 2015
- ❖ Conceptual Streetscape Plans – Summer 2014 through Spring 2015
- ❖ Adoption – Spring 2015

BUDGET

ESTIMATED FY 13-14	ESTIMATED FY 14-15	PROJECT TOTAL
Cost	Cost	Total Cost
\$66,098	\$101,260	\$167,358



CLIMATE CHANGE ADAPTATION PLAN

Planning and Development Department

Goal: To identify and plan for mitigation to potential hazards and issues from climate change impacts.

BACKGROUND & DESCRIPTION

- ❖ The 2009 California Climate Adaptation Strategy (CCAS), produced by the California Natural Resources Agency, provides guidance to all coastal jurisdictions to begin amending their Local Coastal Plans (LCP) and General Plans to address climate change impacts.
- ❖ A Climate Change Adaptation Plan (CCAP) would identify the steps to be taken to adapt to or manage potential changes to the local environmental or socioeconomic system in an effort to reduce risks, decrease costs, and increase resilience. Issue areas to be addressed in the CCAP could include public health, loss of habitat, increase in wild fires, decrease in water supply, sea level rise, flooding and unpredictable weather, and changes to agriculture.
- ❖ Through the process of developing the CCAP, the County will prioritize climate change impacts to be addressed based on urgency and public interest.
- ❖ Grant funding may be available to offset some of these costs.



MILESTONES

- ❖ Climate Change Vulnerability Assessment – Winter 2014
- ❖ Public Priority Setting Workshops/Meetings –Spring 2014
- ❖ Draft CCAP – Summer 2014
- ❖ Proposed Comprehensive Plan and LCP Amendments – Winter 2015
- ❖ Environmental Review – Winter/Spring 2015
- ❖ Decision Maker Hearings – Summer 2015
- ❖ Implementation and Coastal Commission Certification - 2015

BUDGET

ESTIMATED FY 13-14	ESTIMATED FY 14-15	PROJECT TOTAL
Cost	Cost	Total Cost
\$324,356	\$52,116	\$376,472



ENERGY AND CLIMATE ACTION PLAN

ADOPTION & IMPLEMENTATION

Planning and Development Department

Goal: The Energy and Climate Action Plan (ECAP) will execute a strategy to reduce greenhouse gas emissions from community-wide sources by a minimum of 15% from the 2007 baseline emissions by 2020.

BACKGROUND & DESCRIPTION

- ❖ In 2013, the Board of Supervisors provided direction to develop an ECAP with a 15% reduction target in greenhouse gas emissions with specific voluntary, phased, and required reduction measures; a commitment to fully implement Santa Barbara County Association of Government’s Sustainable Communities Strategy; and partnering with other local jurisdictions to complete a feasibility study for Community Choice Aggregation (CCA).
- ❖ This item would involve two phases concerning the ECAP:
 - Adoption would involve completing an Environmental Impact Report (EIR), revising emission reduction measures, refining the costs/benefits of proposed emission reduction measures, amending the Comprehensive Plan, and adoption of ordinances and the ECAP.
 - Implementation would include further amending the County’s zoning ordinance, conducting a CCA feasibility study, developing a checklist for determining project consistency, and staff training on the ECAP and the consistency checklist. Lastly, monitoring mechanisms would be established to aid in completing an annual monitoring report that describes the County’s progress toward achieving the reduction target.
- ❖ Grant revenues and partnerships would be pursued to reduce General Fund Contributions.
- ❖ In collaboration with the CEO, Planning and Development staff would create partnerships with other County departments to implement measures required by the adopted ECAP.



MILESTONES

- ❖ Environmental Review and refinement of reduction measures – Fall 2013
- ❖ BOS adoption – Winter 2014
- ❖ Coastal Commission submittal and ordinance implementation – Spring 2014
- ❖ CCA feasibility study, ordinance amendments, checklist for consistency, and staff training – Spring 2014
- ❖ Set up ECAP Monitoring Mechanisms – Spring 2014

BUDGET

ESTIMATED FY 13-14	ESTIMATED FY 14-15	PROJECT TOTAL
Cost	Cost	Total Cost
\$273,098	\$0	\$273,098



MONTECITO DESIGN GUIDELINES AND DEVELOPMENT STANDARDS

Planning and Development Department

*Goal: To do a focused update of the Montecito Design Guidelines,
including associated Zoning Ordinance changes*

BACKGROUND & DESCRIPTION

- ❖ The Montecito Architectural Guidelines were adopted in 1995 to provide guidance to architects, property owners, and the Montecito Board of Architectural Review (MBAR) in the design and review of projects within the Montecito Community Plan Area.
- ❖ To a certain extent, the Guidelines rely on outdated definitions and regulations, and over the years, experience with the Guidelines has identified several areas which should be considered for an update:
 - Height definition and calculation methodology,
 - Clarification of definitions for buildings and walls,
 - Provisions for basements, and
 - Guidelines for Floor Area Ratio (FAR).
- ❖ The proposed project would update the Guidelines and applicable zoning ordinances in order to ensure that the Guidelines are appropriate given current conditions and regulations in Montecito. The project would also refine particular development standards based on the MBAR’s experience with the existing Guidelines. The formatting and graphics of the document would also be updated. A consultant would help prepare the final graphics.
- ❖ Public outreach meetings would be held with the MBAR. Public input would be received at each meeting and used to help update the Guidelines.



MILESTONES

- ❖ Background Research and Outline Potential Updates – Summer 2013
- ❖ Public Outreach and MBAR Review – Fall 2013/Winter 2014
- ❖ Draft Guidelines and Ordinance Amendments – Fall 2013/Winter 2014
- ❖ Environmental Review – Spring 2014
- ❖ Adoption Hearings – Summer 2014
- ❖ Coastal Commission Submittal – Summer 2014

BUDGET

<i>ESTIMATED FY 13-14</i>	<i>ESTIMATED FY 14-15</i>	<i>PROJECT TOTAL</i>
Cost	Cost	Total Cost
\$83,004	\$16,722	\$99,726



MONTECITO WIRELESS TELECOMMUNICATIONS FACILITIES MASTER PLAN

Planning and Development Department

Goal: Protect community aesthetics and health and safety by planning for well-sited and well designed telecommunication facilities.

BACKGROUND & DESCRIPTION

- ❖ In Montecito, applications for new telecommunications facilities are often appealed to the Planning Commission or Board of Supervisors due to concerns about health risks, visual impacts, and the belief that approving such facilities is contrary to the goals of the Montecito Community Plan.
- ❖ The proposed Montecito Wireless Telecommunications Facilities Master Plan would combine land-use planning strategies with industry-accepted engineering standards to provide guidance for decision makers and staff when making decisions regarding siting and design of proposed telecommunications facilities.
- ❖ The overall goal would be to protect community aesthetics by providing a policy framework and guidelines for well-sited facilities that fit unobtrusively into the community. The Master Plan would also assist telecommunications companies by identifying appropriate locations for facilities and providing a clear set of community siting and design expectations.
- ❖ The Master Plan would include an inventory of existing facilities, technical analysis of existing and future coverage and demand, and identification of potential locations and preparation of siting and design guidelines for future facilities. A telecommunications planning consultant would provide technical analysis and policy guidance.
- ❖ The Federal Telecommunications Act of 1996 preempts local authorities from prohibiting any telecommunications service, from unreasonable discrimination among providers of functionally equivalent services, and from regulating placement, construction, and modification of facilities on the basis of the environmental effects of radio frequency emissions, as long as facilities comply with the Federal Communications Commission’s regulations concerning such emissions. However, the Master Plan can influence placement, construction, and modification of telecommunications facilities, subject to the limitations listed above.



MILESTONES

- ❖ Public Outreach and Workshops – Fall 2013
- ❖ Draft Master Plan Preparation and MBAR Review – Winter/Spring 2014
- ❖ Environmental Review – Summer/Fall 2014
- ❖ Decision Maker Hearings – Winter 2015/Spring 2015
- ❖ Implementation including Coastal Commission Certification – Summer 2015/Winter 2016

BUDGET

ESTIMATED FY 13-14	ESTIMATED FY 14-15	ESTIMATED FY 15-16	PROJECT TOTAL
Cost	Cost	Cost	Total Cost
\$77,348	\$46,596	\$5,592	\$129,536



SANTA YNEZ VALLEY TRANSPORTATION IMPROVEMENT PLAN

Planning and Development Department

Goal: To develop a transportation improvement plan and fee structure based on specific improvement projects in the Santa Ynez Valley Community Plan Area

BACKGROUND & DESCRIPTION

- ❖ The Long Range Planning Division in collaboration with the Public Works Department will develop a transportation improvement plan and updated road impact fee for the Santa Ynez Valley Community Plan area (SYVCP).
- ❖ California State Law (AB 1600) requires that fees collected for transportation improvements must be annually accounted for through an adopted capital improvement plan that specifically identifies improvements to be funded through fees collected.
- ❖ A detailed traffic and circulation report will be used to determine what effect future land use development will have on the existing circulation system in the SYVCP area over the next 20 years and identify fees needed for new development to fund required traffic improvements.



MILESTONES

- ❖ Outreach – Summer 2013
- ❖ Draft SYTIP Document – Fall 2013/Winter 2014
- ❖ Adoption Hearings – County Planning Commission –Spring 2014
- ❖ Adoption Hearing – Board of Supervisors –Summer 2014

BUDGET

ESTIMATED FY 13-14	ESTIMATED FY 14-15	PROJECT TOTAL
Cost	Cost	Total Cost
\$67,762	\$0	\$67,762



SANTA YNEZ & LOS OLIVOS TOWNSHIP

DESIGN GUIDELINES

Planning and Development Department

Goal: Create design guidelines for the Santa Ynez, Los Olivos and Ballard townships within the Santa Ynez Valley Community Plan area

BACKGROUND & DESCRIPTION

- ❖ The Central County Board of Architectural Review (CBAR) has been conducting design review of proposed commercial projects in the three Santa Ynez Valley townships using informal design guidelines. CBAR members have requested more useful guidelines to streamline design review and project design.
- ❖ Development of township design guidelines is identified in the Santa Ynez Valley Community Plan (Action LUT-SYV-5.4) and will provide guidance, clarity, and consistency in development application processing for the public and the development community.
- ❖ The Santa Ynez, Los Olivos and Ballard Design Guidelines will be created through a joint effort of community members and the CBAR with assistance from the Long Range Planning Division. The guidelines will be tailored to reflect the unique architectural style and character of each township.
- ❖ The Guidelines will apply to new construction and exterior renovations for development within the township commercial areas to ensure appropriate design that respects the established architectural styles and scale within the townships.



MILESTONES

- ❖ Outreach – Summer 2013
- ❖ Draft Preparation and Ordinance Amendments – Fall 2013/Winter 2014
- ❖ CBAR Review – Spring 2014
- ❖ Adoption Hearings – Summer 2014

BUDGET

<i>ESTIMATED FY 13-14</i>	<i>ESTIMATED FY 14-15</i>	<i>PROJECT TOTAL</i>
Cost	Cost	Total Cost
\$92,806	\$0	\$92,806