

**PLAN SB – WORKSHOP SUMMARY
JUNE 28, 2007 – WESTSIDE COMMUNITY CENTER**

GENERAL LARGE GROUP THOUGHTS ABOUT SANTA BARBARA

Mobility

- Walkable
- Attractive
- Accessible
- Bicycling
- Safe
- Reasonable public transit

Character and Design

- Maintain Low Density
- Grow up!
- Protect Natural Areas
- Architectural Integrity
- Downtown
- Distinct Neighborhoods
- Sign Ordinance
- Small town feel
- Ambience
- Preserve our history
- Need to understand interconnectedness of issues
- Create positive change
- Close State Street
- Amenities – restaurants, culture, places, flowers

Environment

- Climate
- Trees/Foliage
- Wildlife
- Beautiful creek systems
- Focus on using resources on citizens
- Natural Areas
- Green Spaces
- Surf & Beach
- Ocean
- Open Spaces
- Healthy Environment
- Parks – diversity, programs, facilities
- Preserve history

Community and People

- Welcoming
- Diversity
- Age
- Income
- Cultural Events
- Educational Community
- Active and Involved
- Need affordable housing – rent caps?
- Living within our resources
- Zero population growth
- Being innovative and creative
- Locating housing work and study places important –urban core
- Maintain our diversity
- Provide frequent bus services
- Caring for our homeless
- Recognizing our Mexican heritage –legacy, native people, Indian center
- Supporting arts for arts sake

Policy Questions

- Integrating character
- Preservation with small town feel and growth
- Providing equal housing access
- How to avoid becoming Montecito
- Balance/ Mix of transportation options (bus, walk, cars, bike)
- Social issues –gangs, homeless
- Housing links to equity

SMALL GROUP COMMENTS

Group #1

MAIN POINTS

- Youth – Turn armory building into teen center & parks
- Housing - require city -college to provide housing for students and teachers. Tax absentee landlords
- Neighborhoods – Re-visit zoning designations to create multi-use within neighborhoods (housing, shopping, employment)
- Transit- provide multi-model, safe, frequent and reliable transit

HOUSING/NEIGHBORHOODS

- Safety
- Rent caps – 58% don't own, absentee owners
- No housing in buildings with three stories

- Size and scale of new development too high
- City College needs to provide housing
- Recognize different demographics
- Second homes – require owners to live a certain % of time in house
- Investors don't have stake in community
- Incentives to renovate existing buildings
- Inclusionary housing program raises cost of market rate units – unintended consequence
- City built out – not much un-built sites/suburb is Lompoc
- Lower density for \$1 mil. Units/Double density for affordable
- Floor/area ratio
- Downtown = not a lot of housing options

TRANSPORTATION

- More safe bike routes across town and downtown
- Remove on street parking for bike lanes
- Focus on transit. Redevelop lead times -10 min
- Workers tend not to ride bikes because need to "clean-up" before work
- Reliable and consistent transit needed
- Variety of choices - other options so it's convenient and available
- Develop neighborhoods so people don't need to leave their neighborhood (live/work/shop)
- Congested intersections can't add any trips to intersections @ level "E"
- Bus not always efficient
- Better driving instructions/especially in regards to bikes
- Need more options for commuters = to get to town and within town
- "Hop, skip & jump" example need "connectedness"
- Job/housing balance = part of traffic problem is because of lack of affordable housing
- neighborhood opposition to density

ECONOMY

- Lost of services based elsewhere
- Businesses can't afford SB
- Manufacturing moving out of town
- Many retail jobs
- Shortage of "workforce" housing
- Find incentives to attract higher paying jobs
- Don't need more high end units
- Housing mitigation ordinance = provide housing for workers (concerns that it would impact business, maybe use for larger projects (Cottage/City College) or give \$ for

transit

ENVIRONMENT

- Public safety - gang stabbing on state street/youth problems
- Police recruitments
- Create more teen centers, give youth positive outlets (armory)
- Educational system is important, raise quality of education
- Open Space/views are important (beach, mountains etc.)
- Taxes for cleaning up watershed
- Politics/Vision = clash
- Need more parks on east and west sides

Group #2

OVERALL THEMES

- Santa Barbara should be the leader in it's regional perspective/policies.
- Social issues greatly affect the community.
- The strong linkage between transportation and land use (where we are and where we go) warrants great consideration and action.
- Involve and educate the youth for they are our future us.

HOUSING/NEIGHBORHOODS

- Affordability
 - Is there ever enough? No.
 - Consider downtown worker housing
 - What is the housing limit? Should there be a limit?
 - Historic preservation can save some affordable housing (e.g. bungalos)
 - Emergency personnel need affordable housing to remain in the community
- Decision-makers need to be cognizant of changes to neighborhood character that could be caused by new development.
- Consider ignoring the State mandate for housing production.
- Manage growth
- Who is able/should build affordable housing?
 - City? Private employers? Cottage hospital? SB School District? City College?
 - These all need to coordinate.

TRANSPORTATION

- Funding always an issue!
- Bicycling
 - Safety

Uphill speed limits for cars should be reduced to minimize the speed differential with bicycles traveling up hill.

Bicycling around the city is still somewhat difficult.

- Bike Lanes
 - W. Beach path design mixes pedestrians and bike lanes - poor design
 - Downtown, cars should be prohibited from parking in bike lanes.
 - Overall, improved design is desired.
- Link with land use!
- Widening freeway should be considered.
- Metropolitan Transit District (MTD)
 - Routes from SB to UCSB very good.
 - More frequent scheduling on main corridors desired
- Cars still dominate planning policies
- Sidewalks
 - Need repair. Some blocks still missing sidewalks.
 - Pleased with the completion/finalization of the Pedestrian Master Plan

ECONOMY

Support for a jobs/housing balance

LAND USE

- Support for a jobs/housing balance
- Rate of development growth an issue - diminishing returns at some point. How do we recognize and agree on that point?
- “Impacts of Growth” study determined that SB had resources to accommodate a population of up to 85,000. We’ve exceeded that so now what?
- Increased density should be considered for main transportation corridors (e.g. State Street)
- Develop density in the downtown core
- Emphasis on affordability
 - Could accommodate service workers
- Run buses more frequently in core to support/encourage density
- Social services linkage to land use
 - Provide where needed
 - Re-zone if needed

ENVIRONMENTAL (& SUSTAINABILITY)

- Energy
 - Green building practices would conserve energy
 - Policies should reward use of renewable energy (though not a mandate)
 - Pre-planning is the key to addressing climate change
 - Sea level rise - construct a sea wall?
 - “Think globally, act locally”
 - Integrate real (i.e. “hard”) data into General Plan
 - Gen Plan should be a real plan for the future.

- Transportation corridors should be the site of dense development - more sustainable
- Air quality concerns
- Ocean water quality concerns
- Youth Involvement - Promote!
 - “High Performance” schools
 - Teach green design
 - Teach problem solving
 - Teach land planning in high school
 - Green Academy
 - San Marcos High
 - Santa Barbara High - Peace Academy

COMMUNITY DESIGN

- Improve/Enhance sidewalk lighting. Very dark in some downtown neighborhood streets.
- Increase tree maintenance/pruning in order to open up sidewalks to more light.
- Install more trash/recycling containers
- Landscape diversity in neighborhood design appreciated.
- Quality in design should be continually sought.

(SOCIAL) SERVICES AND FACILITIES

- Homeless - An issue due to increasing numbers and aggressiveness.
 - Law enforcement is inadequate
 - Situation getting worse (not nearly as bad a few years ago)
 - Either better laws, political will or funding is needed
 - Coordinate law enforcement with social services
 - Counseling services would help
 - Providing affordable housing for PD officers may lead to more enforcement
 - Climate is a draw for homeless
 - Motorhomes/RV’s as “homes” growing in number
 - Mental Illness
 - Policies should encourage treatment not imprisonment
 - Stuart B. McKinney Act [McKinney-Vento Act]
 - Provisions to help homeless - utilizes rural setting
 - Need support from, and partnering among State, County, City
 - More facilities and coordinated management needed to provide:
 - housing, counseling, health care
 - Facilities need to be culturally sensitive
- Youth
 - Create more, and better publicize/market, after school programs
 - Keep affordable/provide funding/subsidies
 - Need work/skills programs
 - Students would participate/learn skills
 - Vocational training
 - Minimize the attractiveness of gang involvement

- Models of outdoor schools exist. Implement in Santa Barbara?
- City & School District Partnership
 - Share land (parking, open space, buildings/classrooms)
 - Would be more efficient use of facilities/resources
 - Would save \$\$\$

OTHER

District elections for Council members

City had before, consider again? Better representation for neighborhoods?

“BIG” IDEAS PRESENTED TO LARGER GROUP

- **Density**: Concentrate development along transportation corridors and downtown with a focus on affordability and sustainability.
- **Transportation**: A regional, multi-modal approach needed (walking, bicycling, buses, trains and cars are all legitimate modes)
- **Housing**: Greater range of affordability needed in community with specific mention of student dorm housing development (SBCC), downtown worker housing and emergency personnel housing (Fire, PD)
- **Design**: Requires a balance of safety, character/aesthetics and cleanliness.
- **Social Issues**: Increase youth development programs and get them involved in the community - they are our future leaders. More and better social service facilities needed.
- **Environment & Sustainability**: Land use decisions/policies need to regard global climate change and incorporate energy efficiency strategies and operations.

Group #3

MAIN POINTS

- Transportation = need safer bike paths/parking incentives
- Affordable housing = modify housing expectations
- Keep single family zoning
- Environment = work on solar energy opportunities

HOUSING NEIGHBORHOOD

- Public servants = few live in S.B., in the event of a major disaster will we be without our police/fire/nurses? Should we decide who lives here and who does not?
- Affordability, diversity = need range of housing options/market rate affordability, not just a lotto for a few
- Increase the cost of everything then balance housing market
- A lot of students
- Homeowners = difficult for them to make changes to their property, this should change
- High rise vs. remodels = high density vs. high rise

- Great neighborhoods = suburban developments not sustainable
- We're a city not a little suburb = need to be true to our culture
- We're in an ideal location = how are we going to invest residential money
- Modify housing expectations
- Roles/rules we've had need to change that's why we're here
- Replacement housing bumping up prices
- Smaller higher density
- We can't sustain sprawl but we need to focus on the core
- Rethink density = recreate so we can have mixed use downtown
- Polarized housing
- Castillo/Carrillo= low income/homeless = more of these types of developments needed
- Zoning for mixed-use = less commute
- Well designed high density = patios/open space/easy access
- Keep our city's identity
- Protect single family homes = keep single family zones
- No granny flats (too many parking issues)
- Balance dense housing/open spaces for family parks etc.
- La Cumbre plaza = create high density housing
- Change prop. Tax rules
- Families are in small apartments and singles are in big houses

TRANSPORTATION

- Walk-ability important
- Transportation = use current railway/not dependent on Amtrak
- Create better ways to commute
- Parking regulations/requirements needed
- Need cultural change about parking/driving/commuting
- Better/safer bike paths to work/schools
- Work on employers providing parking for employees so that neighborhoods aren't impacted
- Work on infrastructure for better bike routes/commuting
- Employee incentives needed to decrease traffic congestion

ECONOMY

- Need an income resource other than the tourist \$
- We need a viable city government
- Solar power on tiles = help economy/environment
- Use public dollars to provide incentives for business development

ENVIRONMENT

- Reevaluate parking requirements = a lot of wasted space
- Rules are all the same for Mesa/Downtown for parking = need to change

- Consider tandem parking
- Fees for bus pass to improve transportation = consider bus on demand/taxi
- Measure D – discourage sales
- Drive a lot/pay a lot = tax gas instead of sales
- Pollution = urban run off @ beaches = need to work on storm drains/ level streets/filter storm run off

COMMUNITY DESIGN

- Close part of State Street (lower part) for walking/cafes
- Need more access and options for affordable healthy food/ no more fast food chains
- Need balance to keep mom and pop/independent shops in business
- Local shops are in small buildings – keep some things small commercial
- Preserve architectural quality in SB

Group #4

MAIN POINTS

- Walk-able districts: market/decentralized food sources, safe bus/bike lanes/mini-vans
- Emergency preparedness = with volunteers in the neighborhoods
- Alternative energy sources = offshore wind, bio grass clippings
- Housing = increased low and moderate income housing / density as appropriate for each district

HOUSING NEIGHBORHOOD

- SB should be a model for other communities – guardians of life
- It's not about height but design
- Have a moderate increase in building height
- Have neighborhood shuttles to farmers markets
- Make better use of parks
- RENT CONTROL
- Using “density” term is offensive
- People using improper living areas (garages)
- Housing for service workers needed
- Increase density as appropriate = need low/moderate income options

TRANSPORTATION

- Transportation: good integrated bus system = trolleys, bike lanes, paseos, expanded sidewalks, other counties can learn from what we're doing
- Need subsidies for public transportation

ECONOMY

- Create ways to keep businesses in town
- Need new business

ENVIRONMENT

- Realistic but livable City
- Let's not rely on experts = they know little about our community
- Alternative energy savings
- Need to be able to walk to food sources = reduces air pollution/obesity
- Rise in sea level would wipe-out beaches
- Need to do all that we can so that we do not contribute to global warming issues locally
- Need alternative energy resources / wind energy = use open space for this
- SB has great energy potential
- Mulch/thrown into transfer center could be used for energy = need more education on composting

COMMUNITY DESIGN

- Learn from retired/locals knowledge
- Health concerns tied to walk-ability = wider sidewalks and narrower streets needed
- Solutions will/can fulfill a variety of issues
- Creating street vendors/economy = more farmers markets that are spread out
- Plan to live more simply since we're heading that way anyway
- Close State Street
- West-side/Milpas = each neighborhood has their own character
- Need more divisions of small districts = plan to meet among neighbors
- Portland a great example = walkable/shopping/healthcare/food/advanced transportation model
- State street is not the paradigm
- Disaster isolation a concern: increase volunteers as a reserve in times of emergency
- Keep SB as small as possible
- Need to grow some in order to stay a viable City
- Local decisions need to be made

Group #5

MAIN POINTS

- Each element is related – don't isolate housing/transportation
- Walk our talk – live within resources/allocate space for people not cars
- Economics-local economy, question tourism & chain stores, limit non-local business

HOUSING/NEIGHBORHOODS

- create more affordable housing
- plan ahead for old infrastructure
- allow increased density with reasonable heights
- smaller units /restrictions on size
- enforce developers to create affordable housing
- height of housing & parking

- Rentals still needed
- Diversify housing – mixed-use needed
- direct relation to job income/housing costs

TRANSPORTATION

- Downtown core – Don't expand vehicle infrastructure/instead more pedestrian friendly lanes
- look into subterranean parking
- Reduce parking regulations through alternative transportation options
- alternative transportation needed
- sell parking spaces
- make bike lanes safer and separate from cars

ECONOMY

- Jobs needed
- chain store conversions/take overs
- Tourism serves wealthy

ENVIRONMENT

- protect the downtown
- natural physical barriers
- open space parks
- clean air/water interconnected
- affected by transportation choices

COMMUNITY DESIGN

- Policy Implementation/City Growth Patterns
- drastic measures – create consequences
- maintain quality of life
- growth control – balance!
- development in small steps