

DRAFT GENERAL PLAN UPDATE GOALS AND POLICIES

SUMMARY

Part II - The Elements

Public Participation in Planning

GOAL

- ***Fostering Public Participation.*** The City provides a public participation process that is inclusive, responsive, and balanced with regard to the broad needs of the community.

Public Participation Policies:

PP1: **Access to Information.** Members of the public shall have access to the necessary information and understanding of procedures to participate in decisions that affect them.

PP2: **Wide Participation.** The City shall encourage the widest possible citizen participation in local government decision-making by:

- Welcoming, encouraging and enabling participation in the planning process by minority groups and others that may be unfamiliar with City procedures.
- The Council, Boards and Commissions meeting in the evening, as necessary and appropriate, so that all citizens can take part.

Regionalism

GOAL

- ***Regional Approach:*** Support the establishment of the best possible government, jurisdictions, and intergovernmental working relationships for the South Coast area, from Gaviota to the City of Ventura.

Sphere of Influence and Annexation Policies

- R1. **Extension of Sphere of Influence.** Extend City's Sphere of Influence to include the eastern Goleta Valley, specifically:
- The eastern Goleta Valley, between the existing western boundary of the city of Santa Barbara and the eastern boundary of the City of Goleta and from the northern urban line to the ocean, excluding the existing mobile home parks. Lands within this area should be retained in the land use category designated by the County of Santa Barbara.
- R2. **Annexations.** Annexation of land to the City shall only be allowed if: resource capacities exist to serve the additional area and population; the use of resource capacities will not jeopardize priority development (i.e., affordable housing); the annexation will at a minimum be cost neutral; and the proposed use is consistent with the General Plan land use designation and zoning standards. (LG8)

Implementation Action

- R2.1 Resource Capacity. It is the City's preference to merge under one government the city of Santa Barbara and the area within its sphere of influence. However, all proposed annexations shall be assessed for potential impacts on the costs and capacities of resources, for example, on water, wastewater treatment and affordable housing.
- R2.2 Consistency. New residential subdivisions shall comply with established density and lot area size requirements unless the development includes affordable housing consistent with State Law and General Plan policies.
- R2.3 Compatibility. Residential properties that are annexed to the city shall be designated and zoned to be compatible with adjoining residential areas of the city.
- R3. **Future Annexations.** Areas of unincorporated land which should be annexed at the earliest opportunity are:
- The Las Positas Valley, extending from U.S. Highway 101 on the north, to Cliff Drive on the south;
 - Apple Grove and Golf Acres subdivisions, Earl Warren Park and unincorporated territory easterly and adjacent to la Cumbre Plaza; and
 - Land generally located between Hope Avenue and La Colina Junior High School south of Foothill Road in the Hope Neighborhood.

Should the eastern Goleta Valley or the Mission Canyon area be included in the City's sphere of influence, then at an appropriate time in the future with the concurrence of the County and affected property owners, the City should pursue these annexation. The Mission Canyon area extends from Mission Creek northerly to include Mission Canyon heights and the Botanic Garden, and northwesterly to Lauro Canyon Reservoir because of geographical proximity to the Canyon.

The City Council strongly supports the County's existing mobile home rent control ordinance and does not support the annexation of the existing mobile home parks until such time that the existing rent control ordinance or another ordinance of equal effect could be maintained.

Land Use

GOALS

- **Resource Allocation:** Achieve a balance in the amount, location and type of growth within the context of available resources including water, energy, food, housing, and transportation.
- **Character:** Maintain the small town character of Santa Barbara as a unique and desirable place to live, work, and visit.
- **Design:** Protect and enhance the community's character with appropriately sized and scaled buildings; a walkable town; useable and well-located open space; and abundant, sustainable landscaping.
- **Neighborhoods:** Maintain and enhance neighborhoods with community centers, and improved connectivity to daily necessities, including limited commercial activity, transit, and open spaces.
- **Public Health:** Improve public health through community design and location of resources.
- **Mobility:** Apply land use planning tools and strategies that support the city's mobility goals.

Growth Management and Resource Allocation Policies

LG1. **Resource Allocation Priority.** Prioritize the use of available resources capacities for additional affordable housing for very low, low, moderate, and middle income households over all other new development. (LG1)

Implementation Actions

LG1.1 Affordable Housing. Strongly advocate for affordable housing units consistent with Housing Element goals and requirements and develop incentives in the form of flexibility in densities or standards for affordable housing projects if supportable by available resource capacities. (LG3)

LG1.2 Available Resources. Monitor resource capacities and policy effectiveness at intervals commensurate with Housing Element planning periods and adjust specific housing policies as necessary to further achieve the City's Housing Element goals and requirements. (LG3b)

- LG2. **Limit Non-Residential Growth.** Extend the remaining non-residential square-foot increment through the year 2030, and assess the need for increases in non-residential square footage based on availability of resources, and on economic and community need through a comprehensive Adaptive Management Program. (LG2)

Non-residential development associated with Minor additions, Demolition and replacement of existing square-footage on-site, and Sphere area annexations are considered separately and in addition to the basic 1.5 million square-foot limit of net new non-residential development established above. Once annexed, all development or developable parcels are subject to the limitations of this policy. (LG2)

Implementation Actions

- LG2.1 Amount of Non-Residential Growth. Provided it is demonstrated that it can be supported by available resources capacities, amend the City's Development Plan Ordinance to limit new non-residential growth to 1.5 million square feet. Amend the non-residential development categories and allocation amounts to reflect this new development potential. (LG2a)
- LG2.2 Set Aside. Any square footage which is not utilized in any category shall be set aside for possible use after twenty years, or used during that twenty year period for a project approved by the voters.
- LG2.3 Findings. Develop findings to assure that resources will be available and public benefit improvements will be in place at the time the project is ready for occupancy.
- LG2.4 Transfer of Existing Development Rights (TEDR). Study the existing TEDR Ordinance and the disposition of demolished non-residential square footage that is not rebuilt. (LG7)

- LG3. **Live Within Our Resources.** New development shall be monitored to ensure that we are living within our resources through a comprehensive Adaptive Management Program.

Implementation Actions

- LG3.1 Adaptive Management Program (AMP). Develop a comprehensive AMP that will monitor, assess, adapt, and inform the public and decision makers about the implications to resources from the next increment of growth in order to revise General Plan policies as necessary.
- a. Monitor resource capacities for appropriate measurable community indicators including jobs/housing imbalance and transportation mode shifts at meaningful time intervals. (LG2b) (AM1)
 - b. Assess community indicators annually and conduct overall assessments every four to eight years and with a comprehensive review of goals, policies, and implementation procedures in the year 2020 and 2030. (AM2)
 - c. Where warranted by monitoring and assessment, adapt and revise policies consistent with resource capacities (i.e., water, sewer, affordable housing, traffic, etc.). (LG2c) (AM3)
 - d. Inform the public and staff about current science and state-of the art technology related to sustainability, and other topics relevant to the General Plan. (AM4)

Land Use Policies

- LG4. **Mobility Oriented Development Area (MODA).** Establish Mobility Oriented Development Area actions that: focus growth; encourage a mix of land uses; and strengthen mobility options and promote healthy active living. (LG9)

Implementation Actions

- LG4.1 MODA Principles. Implement the MODA principles throughout the General Plan including Land Use, Historic Resources, Housing, Circulation, and Public Services & Safety elements, through coordinated policies as well as their implementation measures such as design guidelines and standards. (LG9)
- LG4.2 Focus Growth. Encourage workforce and affordable housing within a quarter mile of frequent transit service and commercial services through: smaller units and increased density; transit resources; parking demand standards; targeted infrastructure improvements; and increased public areas and open space.
- LG4.3 Mix of Land Uses. Encourage a mix of land uses, particularly in the Downtown to maintain its strength as a viable commercial center, to include: retail, office, restaurant, residential, institutional, financial and cultural arts; encourage easy access to basic needs such as groceries, drug store, community services, recreation, and public space.
- LG4.4 Mobility and Active Living. Link mixed-use development with main transit lines; promote active living by encouraging compact, vibrant, walkable places; encourage the use of the bike; reduce the need for parking.
- LG4.5 Capital Improvement Program (CIP). Focus CIP expenditures on new mobility options (e.g., quality transit facilities, bicycle infrastructure and secure parking, enhanced pedestrian facilities, and car and bike-share programs) that facilitate ease of movement from one form of travel to another. (LG9)
- LG4.6 Parking Demand. Amend zoning requirements to a parking demand standard, i.e., automobile parking provided to meet but not exceed demand. (LG9)
- LG4.7 Downtown School. Facilitate any future application of the Santa Barbara School District for a public elementary school downtown, particularly in conjunction with childcare and other community services.
- LG4.8 Corner Stores. Amend the Zoning Ordinance to enable limited neighborhood-serving commercial and mixed use in residential zones.
- LG5. **Community Benefit Housing.** While acknowledging the need to balance the provision of affordable housing with market-rate housing, new residential development in multi-family and commercial zones, including mixed-use projects, shall include affordable housing and open space benefits. (LG11)

Implementation Actions

LG5.1 Affordable Housing. Develop standards and project level findings to encourage the development of Community Benefit Housing defined as:

- Housing affordable to low, moderate, or middle income households;
- Housing dedicated for critical workforce employees;
- Affordable housing for local workers;
- Rental housing;
- Transitional housing, single residential occupancy, and other housing for special needs populations including seniors, physically or mentally disabled, homeless; and

LG5.2 Open Space. Develop on and off site open space standards for incorporation into the development review process to include:

- Access to adequate public open space within a ½-mile radius; and/or
- Dedication of sufficient useable open space on-site; and/or
- A contribution made toward future parks through in-lieu fees

LG6. **Location of Residential Growth.** Encourage new residential units be located in the High Density residential land use designations.

Implementation Actions

LG6.1 Average Density. Amend the Zoning Ordinance to incorporate a two tiered Average Density program based on unit size and higher densities adjacent to transit and commercial uses. (H4)

LG6.2 High Fire Areas. Limit new residential development in the High Fire Areas by offering incentives and/or an option for property owners to transfer development rights from the High Fire Area to the High Density residential land use designations. (LG5)

LG6.3 Transfer of Development Rights (TDR). Develop a TDR (or densities) program to provide housing adjacent to frequent transit, within easy walking and biking; reduce commute; and preserve open space, by:

- a. Development transfer from residentially zoned properties with severe site constraints; or
- b. Preservation of open space, within residentially zoned areas as long as there is no increase in the overall allowed densities of the area and; or
- c. The regional transfer of development rights with local and regional cooperation to allow transfer of development from rural lands and important urban open spaces to higher density, urban in-fill sites. (LG6)

- LG7. **Community Benefit Non-Residential Land Uses.** Net new non-residential square footage shall be of a secondary priority to affordable housing, and shall include one or more Community Benefit Land Uses. (LG10)

Implementation Action

LG7.1 Findings. Develop project level findings of approval for the following Community Benefit Non-residential development uses:

- a. *Community Priority Development.* This type of project addresses a present or projected need directly related to public health, safety or general welfare including but not limited to:
 - Parks and recreation facilities;
 - Community centers;
 - Educational institutions and uses including schools;
 - Public cultural or arts facilities;
 - Youth development programs and childcare facilities; and
 - Community gardens and urban farming; or
- b. *Economic Development.* This type of project enhances the standard of living for City and South Coast residents and/or strengthens the local and regional economy by expanding economic diversity, such as providing a new or under-represented service or commodity; or
- c. *“Green” Economic Development.* Business that provides “green” products or “green-collar” jobs (e.g., sustainable water, energy and waste management facilities, or green building products, or climate change research, but not solely a green building or structure); or
- d. *Small and Local Business.* A Small and/or local business in the community that is started, maintained, relocated, redeveloped or expanded; or
- e. *Development for Special Needs.* Projects that meet the present or projected needs of people with disabilities, the workforce that provides them direct support, and the agencies or organizations providing programs and services to them.

- LG8. **Manufacturing Uses.** Preserve and encourage the long-term integrity of light manufacturing uses. (LG12)

Implementation Actions

LG8.1 Narrow Commercial Uses. Narrow the range of permitted commercial uses to ancillary types in the M-1 zone for protection of industrial/manufacturing and related land uses. (LG12)

LG8.2 Limit Residential. Better define and further limit residential uses in the C-M Zone to protect existing manufacturing and industrial uses. (LG12)

- LG9. **Regional Planning.** Work cooperatively with the County and other local jurisdictions through the SB375 process to better coordinate land use and transportation planning, including the provision of affordable housing. (LG14)

Implementation Action

LG9.1 Regional Land Use/Transportation Plan. Actively participate with the County and other local jurisdictions to produce a Regional Land Use/Transportation plan as mandated by SB375.

- LG10. **Multigenerational Facilities & Services.** The City recognizes that there is an increasing need for multigenerational facilities and services. The City shall encourage development which provides for multigenerational facilities and services.

Implementation Actions

LG10.1 Facilities. Plan for community facilities to serve multigenerational needs.

LG10.2 Use Permits. Simplify the Conditional Use Permit process to facilitate the development of day use facilities and/or services that serve children, youth and seniors.

LG10.3 Site Identification. Identify specific suitable areas and encourage the development of schools, preschools, or day care centers that are compatible with surrounding land uses and that minimize travel demand.

LG10.4 Transportation Demand Management (TDM). Include in the TDM Plan a provision to encourage inclusion of on-site child care in development projects as a means of reducing traffic.

LG10.5 Project Evaluation Criteria. Include child care as one of the criteria for project evaluation of proposed development projects.

- LG11. **Live-Work.** Provide viable live-work opportunities throughout the City, with the exception of the Industrial designation (M-1 Zone). (LG13)

Implementation Actions

LG11.1 Live Work. Create a live-work land use category, zoning designation, or standards to enable viable live work opportunities including standards for home occupations in residential zones. (LG13)

LG11.2 Establish Criteria. Establish criteria and standards for Artists' live-work space in the OC or C-M zones of the City.

Community Design Policies

LG12. **Healthy Urban Environment.** Consider health in land use, circulation and park & recreation decisions.

Implementation Actions

LG12.1 Solicit Input. City staff shall conduct meetings, workshops, or public hearings with the community in order to solicit input from interested individuals and organizations on opportunities and recommendations for further integrating health concerns into local land use planning.

LG12.2 Create Guidelines. Create appropriate development guidelines to promote a healthy urban environment in which community health is considered in all land use, circulation and park & recreation decisions (e.g., similar to those developed by the Sustainable Sites Initiative in their work with the US Green Building Council and LEED site standards). (CH7)

LG12.3 Report Back. City staff shall report back to the Council with recommendations on ways that the city may amend the General Plan to further promote a healthy urban environment.

LG13. **Community Character.** Strengthen and enhance design and development review standards and process to enhance community character, promote affordable housing, and further community sustainability principles.

Implementation Actions

LG13.1 Design Overlays. Create Design Overlay areas for selected non-residential and residential areas of the city through Form Base Codes (FBCs), Floor Area Ratios (FARs), building setbacks, landscaping and open space requirements, and design guidelines. Commercial areas, historic districts, streets, or a single block with unique qualities can be evaluated for improved guidance to ensure compatibility in scale, bulk and size. Specific areas to receive priority evaluation for a Design Overlay area include:

1. Downtown
2. Coast Village Road
3. Upper State Street
4. Milpas
5. Haley/Gutierrez

LG13.2 Building Size, Bulk and Scale. Ensure that proposed buildings are compatible in scale with the surrounding built environment. (CH9)

- a. **Standards & Findings.** Strengthen and expand building size, bulk and scale standards and findings for development projects of 10,000 square feet or more in the commercial zones to ensure compatibility with surrounding uses, particularly historic resources and residential neighborhoods. (CH9, CH14)

- b. Floor Area Ratios (FAR). Develop a set of maximum FARs for the non-residential and high density areas of the City, with particular attention to protecting historic resources, maintaining Santa Barbara's small town character, and encouraging small, affordable residential units. (CH15)
 - i) Maximums. Develop a set of maximum FARs that permit the largest structures in the core of the city (adjacent to transit and commercial services), and decreasingly restrictive maximums moving outward from the core that are generally consistent with the land use designations. (A range of FARs depending on location using the "Parking Zone of Benefit" model.);
 - ii) Buffers. On parcels adjoining historic structures, establish "buffers" using more restrictive FAR limits;
 - iii) Incentives. Consider higher FARs for multi-family rental projects and small, affordable residential units; and
 - iv) Guidelines. Consider FAR Guidelines for Form Based development models such as where parking is proposed at the ground or in basement floors.
- c. Form Base Codes (FBC). Develop FBC for non-residential and high density residential areas of the City, with particular attention to protecting the City's historic resources. Consider locations within commercial areas, historic districts, streets, or even blocks with unique qualities.
 - i) Overlay Areas. Develop FBC as overlays to work in conjunction with other zoning regulations, and consider replacing the Average Density Program with the FAR and FBC programs, once established;
 - ii) Priority Implementation. Initiate implementation in the center of El Pueblo Viejo District where there is the greatest concentration of historic resources.

LG13.3 Building Set-Backs. The frontage of commercial buildings Downtown should have variation in building setback along the street facades to make the streetscape more interesting. (CH12)

- a. Guidelines & Standards. Prepare guidelines and, as necessary, Zoning Ordinance standards for the use, design, and landscaping of the street frontage for commercial buildings in Downtown, consistent with the Pedestrian Master Plan. Where suitable, the building set-back should accommodate significant trees, consistent with fire safety and protection of public views. (CH13)
- b. Pedestrian Environment. Provide for a successful pedestrian environment including the promotion of canopy trees to be integrated into projects and along the public streets. (CH9b)

LG14. **Historic Structures.** Protect Historic structures through building height limits and other development standards in Downtown. (CH10)

Implementation Actions

LG14.1 **Stepped Back Buildings.** Implement a lower height limit to increase stepping back buildings adjacent to residential zones in the Downtown urban core; and (CH10a)

LG14.2 **Form Based Codes.** Implement lower height limits in conjunction with Form-Based Codes where adjacent to historic structures. (CH10b)

LG14.3 **Adaptive Reuse.** When the original use of a historic structure is no longer viable, encourage the adaptation of the structure for uses other than the original intended use.

LG14.4 **Transfer of Development Rights (TDR).** Create a residential TDR program for residential properties developed with historically significant buildings to enable the preservation of historical buildings without exceeding the recommended overall allowed General Plan densities.

LG15. **Multi-Family Design Guidelines.** Develop multi-family residential design guidelines and standards to address unit sizes, setbacks, open space, landscaping, building size, bulk and scale, and site planning (e.g., pedestrian-friendly design, front porches facing the street or courtyard, and parking located out of sight). (CH11)

Neighborhood Policies

LG16. **Low Density Single Family Zoned Residential Areas.** Maintain and protect the character and quality of life of single family zoned neighborhoods as a low density residential community.

Implementation Actions

LG16.1 **Study Lower Densities.** In the steeper single family hillside areas classified as Major Hillside in the Open Space Element, study establishing densities as low as one dwelling unit for every ten or more acres due to such constraints as steep hillsides, need for excessive grading, fire, emergency access and evacuation, degradation of viewshed, ground-water recharge, and increased stormwater run-off.

LG16.2 **Slope Density Standards.** Require new subdivisions of land classified single family and two-family with a 10 percent or greater average slope to comply with slope density standards as set forth in the City's Zoning Ordinance.

LG16.3 **Clustered Development.** Continue to encourage the grouping of dwelling units for preservation of open space on steeper and open hillside areas as allowed via the City's Planned Residence Development and Planned Unit Development Ordinances.

LG17. **Sustainable Neighborhood Planning.** Neighborhoods shall be encouraged to preserve and enhance the sense of place, provide opportunities for healthy living, and accessibility, while reducing the community's carbon footprint. (LG15)

Implementation Actions

LG17.1 Sustainable Neighborhood Plans (SNPs). Develop comprehensive SNPs through-out the City (where desired by residents). A SNP may incorporate goals, objectives, policies and implementation actions addressing the following components, as applicable:

- a. A variety of housing types and affordability ranges;
- b. Neighborhood-serving commercial uses, especially retail food establishments such as small markets, green groceries, coffee shops;
- c. Parks, recreational facilities, trails;
- d. Community gardens;
- e. Street tree planting program;
- f. Watershed protection, creeks restoration, public access to creeks;
- g. Transit, bicycle (including new Class 1 bike paths) and vehicle connectivity;
- h. Walkable streets with an appealing and comfortable pedestrian environment that promote physical activity and can be used safely by people of all ages or abilities including wheelchairs;
- i. Traffic calming along walkable and bicycle routes to school;
- j. Reduced impervious area (such as street and parking areas);
- k. Community services (i.e., schools, branch library, community center, clinics, etc.);
- l. General safety (e.g., lighting); and
- m. Infrastructure needs.

LG17.2 La Cumbre Plaza Specific Plan. Prepare an initial framework for a future La Cumbre Plaza Specific Plan for the eventual redevelopment of the site based on the analysis in the Upper State Street Study, including identification of applicable parcels, and issues to be addressed in the future Specific Plan. Include consideration of a mixed commercial and residential village approach and possible public improvements such as a transit center, open space/public park, pedestrian connections, east/west vehicle circulation connections, and parking structure.

Open Space, Parks, Recreation and Trails

GOAL

- **Open Space Opportunities.** Protect and enhance the city’s livability and character, and the community’s health, through the generous provision of a variety of public open space opportunities.

Open Space, Parks, Recreation and Trails Policies

- OP1. **Variety and Abundance.** Provide ample open space through a variety of types, including nature reserves, parks, beaches, sports fields, trails, urban walkways, plazas, paseos, pocket parks, play areas, gardens, and view points, consistent with standards established for this city.

Implementation Actions

- OP1.1 Park and Open Space Standards and Planning. Establish or update standards for:

- The number of acres for each type of open space per increment of population (e.g., 1,000 residents) appropriate for Santa Barbara;
- Optimal walking distances to parks, recreational areas and gardens, including pocket parks and small play areas; and
- Types of open space, parks or recreational facilities to satisfy different needs, or appropriate in different locations (e.g., multi-purpose pocket park for infill vs. tot lot in single family residential neighborhood) suitable for the demographics of each neighborhood. (LG16)

Using these service ratio standards, develop accessibility goals, identify facility deficiencies, establish priorities, and determine options for addressing needs, such as through joint use (and funding) of school districts’ recreational facilities. (LG16)

- OP1.2 Remaining Key Open Space. *Use the information in the MEA Visual Resource Maps and data contained in this EIR to identify key areas within the City and its sphere of influence that merit long-term protection, and take appropriate actions to preserve such areas as passive open space. Focus on larger areas of contiguous open space including areas in the Las Positas Valley, Elings Park, east slopes of Hope Ranch, north Mesa hillsides, the Riviera, and throughout the foothills, particularly in lower Mission Canyon and watersheds of Arroyo Burro and Barger Canyon creeks, as well as the Atascadero and Cieneguitas creek watersheds adjacent to the San Marcos Foothills Preserve. [MM VIS-1]*
- OP1.3 Protect Contiguous Open Land. *All new development within identified key open space areas shall be sited and designed to preserve contiguous tracts of open space and connectivity with open space on adjacent parcels. [MM VIS-1]*

- OP1.4 Public Lands. As part of the next Recreation Facilities Master Plan Update and/ or in each Sustainable Neighborhood Plan, identify all publicly owned vacant or underutilized property (e.g., parking lots, road rights of way, etc.) and assess the potential for conversion of all or a portion of these properties for park and recreational use, such as pocket or neighborhood park, play area, plaza, public seating area, trail or community garden, or other publicly accessible green space.
- OP1.5 Community Gardens on Vacant Land. Establish a program for use of vacant or underutilized properties for temporary community gardens throughout the City, to enable residents who do not have access to land to grow food, orchards or other crops. (See also Policy ER34.) (LG18)
- OP2. **Open Space, Park, Recreation and Trails Acquisition and Maintenance Funding.** The City shall develop a variety of ways and options to support acquisition and maintenance of public open space, and new development and re-development shall contribute commensurate with the incremental need generated.
- OP2.1 Acquisition Funding. *Establish funding mechanisms (e.g., conservation easements, assessment districts) for preservation of key open space areas including updating the City's Quimby Act and Park Development Fees to reflect the actual costs of providing such facilities, and actively pursue state, federal, and private grants to enable acquisition.* [MM VIS-1]
- OP2.2 Maintenance Funding. Develop funding mechanisms for maintaining public parks, recreational facilities and/or usable open space in the urban core as more residential and mixed-use projects develop. Require a contribution by all larger projects, towards public parks, recreational facilities, and/or other usable open space on site, off site, or through in lieu fees, to offset the impact of increased density/intensity of use. (LG17)
- OP2.3 Regional Open Space. *Coordinate with the County, School District, recreational service providers (e.g., YMCA, Elings Park) and the cities of Goleta and Carpinteria to identify opportunities and provide funding to implement improvements to regional open space and recreational facilities including ball fields, sport courts, trails and bike paths.* [MM VIS-1]

Economy and Fiscal Health

GOALS:

- ***Strong, Diverse Economy.*** Ensure a strong economy with a diversity of business sizes and types that provide a stable long-term revenue base necessary to support essential services and community enhancements, as well as diverse job opportunities.
- ***Local Opportunities.*** Enhance educational opportunities for local residents to meet local employment needs.
- ***Green Businesses.*** Encourage more “green” businesses.
- ***Interconnected Regional Economy.*** Recognize that commerce is intertwined with transportation, natural resources and housing, and together are key elements of a healthy economy that is regional in scope.
- ***Minimize Impacts and Costs.*** Internalize impacts to the environment of new development and redevelopment, and avoid costs to the community.

Local Economic Policies

- EF1. **Integral Parts of Economic Development.** Promote energy efficiency, innovation, public health, and arts and culture as integral parts of economic development.
- EF2. **Environmental Effects of Commercial Growth.** Manage commercial growth to protect the City’s environment and unique qualities.
- EF3. **Economic Development Plan and Special Studies.** Prepare and implement an economic development plan to focus economic development activities in desired areas to further implement economic policies. Initiate special area studies, zoning policies, or specific plans for small businesses, start-up businesses and green/sustainable businesses in the commercial areas identified in SNPs.
- EF4. **Existing Businesses.** Give priority to retaining existing enterprises as the best source of business expansion and local job growth, and encourage government, businesses and residents to patronize local businesses and contractors, by working with local businesses to initiate a “Buy Local” program, with the City setting the example.
- EF5. **Green/Sustainable Businesses.** Provide a green promotional and economic development program, to support businesses that:
- Develop or provide “green/sustainable” products, such as recycled building materials, alternative transportation vehicles, alternate energy sources, organic agriculture, etc.; and/or

- Enhance the natural environment, conserve energy, water or materials, prevent pollution, reduce waste; and/or
- Provide green education to the community.

Continue to support the *Green Business Program Santa Barbara County* by publicly recognizing businesses that promote environmental responsibility and community concern.

- EF6. **Minority Businesses.** Support minority-owned/operated businesses to assist in preserving cultural diversity through focused promotional programs and/or operating cost-reduction measures such as start-up license fee rebates.
- EF7. **Eco-Tourism.** Promote eco-tourism, such as bicycle tours, that takes advantage of existing hotels and resources such as the beach, ocean, foothill trails, etc.
- EF8. **Livable Wages.** Recruit or retain businesses which provide livable wage employment as defined by the City, and provide support through promotional programs, and/or operating cost-reduction measures such as start-up license fee rebates.
- EF9. **Infrastructure Improvements.** Identify, evaluate and prioritize capital improvements that would assist in business retention or expansion, such as increased public transit, a rail/transit transfer center, city-wide wi-fi, sidewalk improvements, or consolidated customer parking facilities.
- EF10. **Technology.** Encourage the use of and invest in technology that supports local enterprises and attracts new businesses to the City.
- EF11. **Re-Use of Commercial Space.** Provide incentives for adaptive re-use of vacant commercial buildings.
- EF12. **Partnerships.** Encourage public/private joint venture partnerships as an economic development tool.
- EF13. **Local Needs.** Encourage enterprises that serve the needs of local residents, workers, and businesses.
- EF14. **Protect Industrial Zoned Areas.** Preserve the industrial zones as a resource for the service trades, product development companies and green/sustainable industrial businesses.
- EF15. **Target Education for Local Needs.** “Grow our Own” local employee base, especially in the green/sustainable industries, through targeted education and training in cooperation with local businesses and educational institutions.
- EF16. **Connect College Students and Employers.** Advocate for and support a program to link UCSB and Santa Barbara City College graduating students with local employers.
- EF17. **Arts and Culture.** Recognize the contribution to the City’s economy played by the arts and cultural events, and continue to support and promote these endeavors.

Implementation Actions

- EF17.1 **Arts District.** Continue to support venues, facilities, events, and public artwork within the cultural arts district informally recognized as the area bound by Carrillo, Micheltorena, Anacapa and Chapala streets as well as surrounding areas within the Downtown.
- EF17.2 **Master Plan.** Develop a Public Art Master Plan.
- EF18. **Coordinate with SBCC.** Encourage closer ties with SBCC, recognizing its role in providing a skilled and knowledgeable labor pool and contemporary concepts or ideas for business and government.
- EF19. **Child Care for Working Families.** Recognize and promote the provision of child care as a necessary compliment of employment.
- EF20. **Small Businesses.** The City recognizes the economic importance of small business in the community and shall promote programs to encourage their continued economic vitality and flexibility in future expansion.

Regional Economic Policies

- EF21. **Regional Economic Strategy.** The City shall pursue an economic development strategy that sets a regional jobs/housing balance as a goal, and recognizes the need for affordable housing to support a diverse and healthy local economy.

Implementation Action

- EF21.1 **Cooperative Strategy.** In cooperation with other area governments, prepare an economic strategy to define regional economic needs, and a practical and realistic regional goal for a jobs/housing balance. Identify actions that can be taken:
- By each jurisdiction toward achieving the job/housing goal;
 - By each jurisdiction toward addressing other regional economic needs; and
 - By several jurisdictions together.
- EF22. **Coordinate with UCSB.** Encourage closer ties with UCSB, recognizing its role as an employment base and source of start-up businesses.
- EF23. **Jobs within the Region for Local Residents.** Recruit and retain businesses in the City that employ local residents, and encourage South Coast Region employers to recruit local residents to reduce commuting and increase local purchasing power.
- EF24. **Connect Vocational Students and Employers.** Assist with a program to link graduating students from South Coast vocational schools with local employers. Encourage programs that also link undergraduates and high school students with employers for internships.

Fiscal Health Policy

EF25. **Development Impact Fees.** To the extent applicable, in order for the community to function more sustainably, new commercial and market-rate residential development and redevelopment shall either avoid impacts on community services and facilities, or contribute financially to the City or other community organizations to mitigate such impacts and costs of providing increased services and facilities.

Implementation Action

EF25.1 Development Impact Fees. *The City and school districts should consider increasing development impact fees for commercial and market-rate residential development in order to expand educational facilities within the Downtown area. [RM SERV-2]*

Environmental Resources

GOALS

- ***Sustainable Resource Use.*** Protect and use natural resources wisely to sustain their quantity and quality, minimize hazards to people and property, and meet present and future service, health and environmental needs.
- ***Reduce Greenhouse Gases.*** Reduce greenhouse gas emissions contributions to climate change, and to air pollution and related health risks.
- ***Reduce Fossil Fuel Use.*** Reduce dependence on energy from fossil fuels through increased efficiency and conservation, and by developing renewable energy sources.
- ***Climate Change Adaptation.*** Incorporate adaptation to climate change in proposals for new development, redevelopment and public infrastructure.

Climate Change Policies

ER1. **Climate Change.** Private development and public facilities and services shall incorporate measures to minimize contributions to climate change and to adapt to climate changes anticipated to occur within the life of each project.

Implementation Actions

ER1.1 Comprehensive Climate Change Action Plan. Prepare a comprehensive climate action plan, toward compliance with AB32, to address climate change concerns including reducing green-house gas emissions, green-house gas absorption, and adaptation to climate change. The climate action plan will include evaluation of community energy use (i.e., energy used by buildings and infrastructure); waste and recycling; water and wastewater systems; transportation; and community design. (ER3) Include objectives and indicators in the Adaptive Management Program to monitor greenhouse gas emissions, and natural phenomena related to climate change, such as sea-level rise, weather patterns, and wildlife behavior.

All elements of the General Plan will identify which specific policies contribute towards the reduction of green house gases. (Green house gases include carbon dioxide, methane, nitrous oxide, sulfur hexafluoride, hydrofluorocarbons and perfluorocarbons, among many others.) (ER3)

ER1.2 Greenhouse Gas Emission Reduction. Require new development, redevelopment and substantial remodels to demonstrate how the project will reduce GHG emissions from associated vehicular traffic to 1990 levels by 2030.

ER1.3 Urban Heat Island Effect. Improve carbon sequestration and reduce the urban heat island effect by:

- a. Amending the Zoning Ordinance to establish standards that decrease impermeable surfaces and building areas relative to lot size;
- b. *Increasing vegetation on private and public property, especially with suitable tree species, as appropriate (e.g., does not increase fire hazards), and include an objective in the AMP with a goal of planting 1,000 additional trees in the city by 2030 (note: 1,000 trees can sequester approximately 22 metric tons of CO₂e per year.); [RM Climate-1]*
- c. Providing incentives such as expedited permitting for building projects that incorporate green roofs; and
- d. Explore possibilities for reducing standards for impermeable surfacing required by the Transportation Division and Fire Department. (ER4)

ER2. **Emergency Response Strategies and Climate Change.** The City shall incorporate into its response strategies for emergency preparations, the potential effects of climate change, including from extreme weather, sea level rise, or epidemics, on humans, and the built and natural environments.

ER3. **Decrease City's Global Footprint.** In addition to promoting reduced unit size, building footprints and GHG emissions, and energy conservation, promote the use of more sustainable building and landscaping materials and methods.

Implementation Action

ER3.1 Locally-Harvested Renewable Materials. Establish additional green building incentives for the use of locally harvested, renewable building or manufacturing materials. (ER11)

ER4 **Incorporation of Adaptation in Development.** New public and private development or substantial redevelopment or reuse projects shall estimate the useful life of proposed structures, and, in conjunction with available information about potential hazards attributable to climate change, incorporate adaptation measures in the design, siting and location of the structures.

Implementation Action

ER4.1 Adaptation Guidelines. The City shall prepare adaptation guidelines for development projects, and to the extent of information available to the City, provide information about potential climate change hazards to developers. (See also Public Services and Safety Element, Hazard Avoidance.)

Energy Conservation Policies

ER5. **Energy Efficiency and Conservation.** As part of the City's strategy for combating climate change, air and water pollution, depletion of limited resources and the various cost of importing foreign oil, dependence on energy from fossil fuels shall be reduced through increased efficiency, conservation, and conversion to renewable energy resources.

Implementation Actions

ER5.1 Energy Efficient Buildings. Require all new construction to be designed and built consistent with City green programs, policies, and the goal of achieving “carbon neutrality” by 2030 in all buildings.

Further reduce energy consumption over time to “carbon neutrality” by 2030 in new building and through retrofits. Establish a program and time line for increasing the energy efficiency and carbon neutrality of new buildings or additions, and of existing building stock. Provide:

- a. Information on current energy use and conservation options;
- b. Incentives for voluntary upgrades;
- c. Requirements for incremental upgrades at time of sale, and/or other methods for greening the existing building stock; and
- d. Tools for self-assessment financing for energy efficiency upgrades and on-site solar and wind power generation through property taxes (in conjunction with AB 811). (ER5)

ER5.2 Energy Efficient Infrastructure. *The City shall continue to implement programs through Sustainable Santa Barbara for retrofitting of municipal systems with energy efficient motors, pumps, and other equipment.* [RM Climate-3]

ER6. **Local and Regional Renewable Energy Resources.** Provide both within the city, and regionally through working with the County and other local jurisdictions or parties, opportunities to preserve, promote and participate in the development of local renewable energy resources such as solar, wind, geothermal, wave, hydro, methane and waste conversion.

Implementation Actions

ER6.1 Community Choice Aggregation. Conduct a feasibility study for a Community Choice Aggregation arrangement as either a bulk purchaser or producer of energy from alternative resources. Change codes to support and promote examining the feasibility of Community Choice Aggregation. (ER6)

ER6.2 Alternative/Advanced Fuels. Support and implement the California Energy Commission and State Air Resource Board goal for alternative/advanced fuels set forth in AB1007 for non-petroleum fuel use of 20% by 2020 and 30% by 2030. (ER6)

ER6.3 Incentives for Alternative/Advanced Fuel Infrastructure. Give priority through expedited processing to projects providing infrastructure for alternative/advanced fuels. (ER10)

Keep abreast of electric car development, including the projected availability of new vehicles and the types of charging stations that will serve those vehicles. Require the installation of the most commonly used types of electric charging stations in all major new non-residential development and remodels, as appropriate, based on increases in the electric vehicle fleet and the availability of suitable charging technology. [MM AQ-1]

- ER6.4 Obstacles for Small Wind Generators. Identify and study regulatory obstacles to installing small individual or community wind generators, and prepare standards for siting, design, maintenance and operation to ensure compatibility with adjoining land uses and protect environmental resources. (ER7)
- ER6.5 Facilitate Renewable Energy Technologies. Promote flexible design review standards and facilitate use of renewable energy technologies through streamlined planning and development rules, codes, processing, and other incentives. (ER8)
- ER6.6 Solar Energy. Encourage or require the use of solar photo-voltaic arrays on new construction, redevelopment, and significant remodel projects, as appropriate, taking into consideration building size, orientation, roof type, and current energy use.
- a. For multi-residential projects of more than 4 units, require 1 kw of solar photo-voltaic panels per unit consistent with the City’s Solar Energy System Design Guidelines, if physically feasible.
 - b. For multi-residential projects of 3 to 4 units, require provision of a minimum 2 kw system consistent with the City’s Solar Energy System Design Guidelines, if physically feasible.
 - c. For 1 or 2-unit residential projects require provision of 300 sq.ft. rectangular unobstructed roof area free of mechanical equipment and vents facing south, east or west in a manner that future photovoltaic installation would be consistent with the City’s Solar Energy System Design Guidelines, if physically feasible.
 - d. For commercial and industrial projects provide a minimum of 5 watts of photovoltaic panel systems for every new square foot of building net floor area; or a photovoltaic system sized to meet a minimum of 30% of the average projected energy demand for the structure, whichever is lower.

Air Quality Policies

- ER7. **Highway 101 Set-Back.** Prevent temporarily new residential development (except for single units on legal lots) within 500 feet of U.S. Hwy 101. *Track the effectiveness of the State’s CARB phased diesel emissions regulations to reduce truck and diesel fuel particulate emissions. Reduce or eliminate the setback when it can be demonstrated that the State program has substantially reduced such emissions.* (ER12) [MM AQ-1]

Implementation Actions

- ER7.1 Prepare project review criteria for the set-back area.
- ER7.2 *Work with Caltrans and Union Pacific Railway to pursue installation of walls and planting of woody trees and shrubs along U.S. Hwy 101 to reduce the spread of particulate emissions. (This would also help attenuate noise and offset carbon dioxide emissions.)* [MM AQ-1]
- ER8. **Interior Air Quality.** Establish additional green building incentives and requirements for construction with nontoxic materials.

- ER9. **Low-Emission Vehicles and Equipment.** Expand infrastructure and establish incentives for use of lower emission vehicles and equipment (e.g., parking priority, electric vehicle plug-ins). Support the amendment of speed limit restrictions to permit the wider use of electric vehicles.

Implementation Action

ER9.1 Incentives for Low-Emission Vehicles. *Promote the use of low-emission vehicles (e.g., fuel efficient, small diesel automobiles, small hybrid automobiles, electric vehicles) in the downtown core by offering reduced parking fees in City parking lots and by reserving priority parking spaces in all City lots for high-efficiency vehicles at desirable locations (e.g., first floor of parking garages).* [RM AQ-1 b]

- ER10. **Marine Shipping Emissions.** Support regional and State efforts to reduce marine shipping emissions.

- ER11. **Development Mitigation.** Establish ordinance requirements to apply standard air-quality mitigation measures for new development and construction projects. These include measures to minimize construction dust and vehicle emissions; provide landscaping; conserve energy and reduce vehicle trips.

Biological Resources Policies

- ER12. **Native and Other Trees and Landscaping.** Protect and maintain native and other urban trees, and landscaped spaces, and promote the use of native or Mediterranean drought-tolerant species in landscaping to save energy and water, incorporate habitat, and provide shade. (ER17)

Implementation Actions

ER12.1 Tree Protection Ordinance. Update ordinance provisions to protect native oaks and other native or exotic trees. (ER17)

- New development shall be sited and designed to preserve existing mature healthy native and non-native trees to the maximum extent feasible.
- *The City shall modify existing tree protection ordinances to require protection of all native trees larger than 6 inches in diameter at a height from ground of 4.5 feet (this would include multi-trunk oak trees with a cumulative diameter of 6 inches and at least one trunk great than 3.5 inches) where such trees are located within significant native habitat areas or wildlife corridors (e.g., riparian corridors). Native specimen trees outside such habitat should be protected to the maximum extent feasible. Ordinance modification should also clarify protection standards for large non-native trees, especially where such trees have known wildlife values.* [RM BIO-4]

ER12.2 Urban Tree Protection and Enhancement. Create a City-wide enforcement and mitigation program for removal, severe pruning without a permit, or neglect, of protected trees (street trees, trees in front yards, and historic or otherwise designated trees). (ER18)

ER12.3 Oak Woodlands. *Avoid development in oak woodlands to the greatest extent possible without denying reasonable use of a property. Within and adjacent to oak woodlands:*

- *Avoid removal of specimen oak trees to the maximum extent feasible;*

- *Preserve and protect oak saplings and native understory vegetation within areas planned to remain in open space;*
- *Provide landscaping compatible with the continuation and enhancement of the habitat area, consisting primarily of native species and excluding use of known invasive non-native species;*
- *Include provisions for habitat restoration of degraded oak woodlands where such development creates direct or indirect impacts to the affected habitat. [RM BIO-1]*

ER13. **Wildlife and Native Plant Habitat Protection and Enhancement.** Protect, maintain, and to the extent reasonably possible, expand the City’s remaining diverse native plant and wildlife habitats – including ocean, wetland, coastal, creek, foothill, and urban-adapted habitats. (ER19)

Implementation Actions

ER13.1 Designate Habitats. *Map and designate important City upland habitats and wildlife corridors that merit long term protection, enhancement, and preservation for habitat and wildlife values. Include criteria and monitoring objectives such as large areas of contiguous coastal sage scrub (generally five acres or greater), oak woodlands (generally one-half acre or greater), perennial grasslands (generally 0.25 acres or greater), annual grasslands (generally five acres or greater), and important wildlife movement corridors. (Refer to Figure 7.1 in EIR and MM VIS-1). [MM BIO-1 a]*

ER13.2 Multi-Use Plan for Coast. Develop updated multi-use plans and monitoring guidelines for beaches and other coastal areas to provide for both recreational uses and protection of coastal habitats and wildlife/native plant species. (ER21)

- *Establish a Waterfront habitat and wildlife management program that provides measures to improve the extent and quality of native coastal habitats within the City waterfront, with the following objectives:*
- *Restoration of a line of coastal sand dune habitat along the City waterfront.*
- *Restoration and enhancement of the estuaries of Mission and Sycamore creeks and the Laguna Channel, including appropriate revegetation of estuary margins, and removal and control of invasive species. Measures should be considered to enlarge these estuaries where feasible taking into consideration the dynamics of ocean waves and currents, and ongoing movement of sand along the City’s coast.*
- *Completion of a public access management plan that maintains public access to and along the shoreline, but channels the public to appropriate access locations through and around newly created dune habitats, estuaries and other potentially sensitive areas of the beach. This plan should identify underutilized areas of the dry sand beach between Stearn’s Wharf and the Cabrillo Bathhouse that could be closed to public use and set aside for roosting habitat for the western snowy plover. [RM BIO-3.a]*

- ♦ *Establish objectives and monitor beach and bluff restoration such as restoring 5 acres of coastal bluff habitat over the 20-year life of Plan Santa Barbara. Work to increase the acreage of coastal bluff scrub through restoration projects on publicly-owned lands along Shoreline Park and the Douglas Family Preserve, and through providing education and assistance to private land owners to encourage the restoration of such habitats. [RM BIO-3.b]*

ER13.3 **Native Species Habitat Planning.** Protect and restore habitat areas for native flora and fauna, and wildlife corridors within the City, including for chaparral, oak woodland, and riparian areas. In particular, provide land use/design guidelines to:

- Require buildings and other elements of the built environment, and landscaping to be designed to enhance the wildlife corridor network as habitat. (ER22)
- *Ensure that the City and new development preserve existing trees within identified wildlife corridors, and promote planting new trees, and using appropriate native landscaping in new developments within or adjacent to important upland wildlife corridors and all streams. [MM BIO-1.b]*

ER13.4 **Protection of Bluff Vegetation.** *Site and design new development, and major remodels/additions (including access, drainage, and landscape improvements) to existing development, along the City coastal bluffs to: (1) minimize impacts to coastal bluff scrub habitat; (2) provide for habitat restoration of coastal bluff scrub habitats where development creates direct or indirect impacts to the affected habitat; (3) provide compatible landscaping within ten feet of the edge of the bluff or on the bluff face, consisting of appropriate native coastal bluff scrub species. [RM BIO-3.b]*

ER14. **Trail Management.** Existing and future trails along creeks or in other natural settings shall be managed for both passive recreational use and as native species habitat and corridors. (ER23)

ER15. **Integrated Pest Management Program.** To the extent allowable under state health and safety laws, establish ordinance provisions to apply integrated pest management requirements to development permits. (ER20)

Hydrology, Water Quality and Flooding Policies

ER16. **Creek Resources and Water Quality.** Encourages development and infrastructure that is consistent with City policies and programs for comprehensive watershed planning, creeks restoration, water quality protection, open space enhancement, storm water management, and public creek and water awareness programs. (ER24)

Implementation Actions

ER16.1 **Creek Setback Standard.** *A creek setback greater than the existing Mission Creek ordinance standard shall be applied for new structures, additions and hard surfaces adjacent to all major creeks. [RM BIO-2.b]*

ER16.2 **Comprehensive Creek Action Plan.** Prepare a comprehensive long term action plan for protecting and enhancing creek water quality, riparian area, and steelhead use, and maintaining or enhancing flood management.

ER16.3 Master Drainage Plan. In coordination with watershed planning, develop a comprehensive drainage plan that identifies the existing system, policies and development standards to better address drainage and water quality issues, areas appropriate for drainage retention/detention, future capital improvements, and funding plan to finance the projects. (ER28)

ER17. **Storm Water Management Policies.** The City's Storm Water Management Program's policies for low impact development to reduce storm water run-off and water pollutants are hereby incorporated into the General Plan Environmental Resources Element. (ER25)

Implementation Actions

ER17.1 Storm Water Guidelines. The City's Storm Water Management Guidelines provide information on implementation measures such as ground water recharge, pervious surfacing, bioswales, detention basins, and green roofs. Update measures for street sweeping, storm-drain stenciling, and public outreach for inclusion in conditions of approval or as mitigation measures. Encourage the conversion of excess street paving between sidewalks and streets to bioswales. (ER25)

ER17.2 Wash-Down Policies. Prepare or update regulations to limit the practice of hosing down driveways, to conserve water and reduce pollutants carried through urban run-off and conserve water per State Water Resources Control Board regulatory guidelines for storm water management. (ER29)

ER17.3 Floodplain Mapping Update. Update the Flood Insurance Rate Maps (FIRM) floodplain boundaries for the Special Flood Hazard Areas such as the Mission and Sycamore creek drainages, Arroyo Burro Creek and Area A near the Estero. (ER30)

ER18. **Creek Setbacks and Restoration.** Protection and restoration of creeks and their riparian corridors is a priority for biological values, water quality, open space and flood control in conjunction with adaptation planning for climate change.

Implementation Actions

ER18.1 Setback Standards. Establish updated creek setback and restoration standards for new development and redevelopment along all creeks, and prepare or update guidelines for restoration, increase of pervious surfaces and appropriate land uses within designated creek side buffers. (ER26)

- *In developing creek restoration and setback standards, consider applicable creek standards in surrounding jurisdictions and the Santa Barbara County Flood Control District general recommendation for new development and hard surface setbacks of 50 feet from the top of bank of major creeks with natural creek banks, and a potential reduction of up to 25 feet where "hard bank" protection is present.*
- *For new development that is closer than 50 feet to the top of the bank of any major stream creek bank stabilization shall be provide through planting of native trees and shrubs on creek banks and along the top of banks to minimize erosions and the potential for bank failure.*

- *Where the City determines that a structure must be constructed within proposed creek setbacks or where a project would be exposed to unusually high risk of bank erosion or collapse, non-intrusive bank stabilization methods such as pipe and wire revetment, bio-engineering techniques such as earth-filled gabions planted with native vegetation shall be used where feasible rather than hard bank solutions such as rip-rap or concrete. [RM HYDRO-1]*

ER18.2 Creekside Development Guidelines. Establish design guidelines for development and redevelopment near creeks, such as measures to orient development toward creeks, and better incorporate creeks as part of landscape and open space design. Encourage public creekside pedestrian paths where appropriate to increase connectivity and provide pocket parks and signage to improve public awareness and enjoyment of the City's creeks. (ER27)

Food and Agriculture Policies

- ER19. **Farmers Markets.** Continue to support local farmers markets, and expand locations to include neighborhood locations consistent with Sustainable Neighborhood Plans, expand infrastructure to support them, and expand hours of operations. (ER31)
- ER20. **Gardener Education.** Continue to support the City/County/SBCC Green Gardener training program, and expand community and school educational programs for producing gardens year-round using sustainable gardening practices. Encourage the use of fruit trees in landscaping where appropriate. (ER32)
- ER21. **Food Scrap Recovery and Composting Program.** Continue and expand the City program for diversion of food scraps from landfill disposal, to be composted for use as soil amendments. (ER33)
- ER22. **Public and Private Food Gardens.** Provide for infrastructure to support local community gardens. With neighborhood support, develop publicly-available edible landscaping in existing and new parks. Reserve space for public gardening within the urban core area to be maintained by the community. Design for green roofs and urban rooftop gardens in residential development Downtown. (ER34)
- ER23. **Food Gardens for Schools.** Work with the Santa Barbara School Districts to develop organic gardens at schools and a waste-free lunch program:
- to educate students about where food comes from, and the nutrient and energy cycles from garden to table and back again,
 - to encourage the development of healthy eating habits, and
 - to provide healthy local food. (ER35)
- ER24. **Regional Agriculture.** Support regional coordination toward expanding local sustainable food sources. Support incentives for maintaining and establishing additional agricultural farms and farm stands within the City, the South Coast, and tri-county areas. Support directing local food to our schools, cafeterias, groceries, convenience stores, and restaurants. Support local health advocacy groups and programs with tools such as administrative support. (ER36)

Aesthetics and Visual Resources Policies

ER25. **Visual Resources Protection.** New development or redevelopment shall preserve or enhance important public views and viewpoints for public enjoyment, where such protection would not preclude reasonable development of a property. (ER41)

Implementation Actions

ER25.1 Document Public Views. Conduct a study to identify and document important public views of the ocean, the mountains or other highly-valued views, establish a list of important public view points, and provide a photo record. Prepare related development standards to protect the views seen from the public view points. (ER39)

ER25.2 Evaluation criteria. In evaluating public scenic views and development impacts at a particular location, the City shall consider:

- a. The importance of the existing view (i.e., whether a view contains one or more important visual resources, has scenic qualities, and is viewed from a heavily used public viewpoint, such as public gathering area, major public transportation corridor or area of intensive pedestrian and bicycle use);
- b. Whether a proposed change in the existing view would be individually or cumulatively significant (i.e., substantially degrade or obstruct existing important public scenic views, or impair the visual context of the Waterfront area or designated historic resource);
- c. Whether changes in the proposed action could be avoided or adequately reduced through project design changes (such as site lay-out, building design, and landscape design). (ER41)

ER25.3 Vegetation Protection. Prepare guideline and standards for removal of significant trees and for planting replacement or additional trees, and protect significant natural vegetated areas from inappropriate development. (ER41)

ER25.4 Scenic View Protection. Further protect public scenic views of the coast, hillsides, open spaces, creeks and historic resources by incorporating guidelines as part of Form-Based Codes, project design guidelines, and environmental review guidelines. (ER40)

ER26. **Protection of Views from Key Locations.** *New development and redevelopment adjacent to all important public viewing locations, particularly parks and open spaces such as the Courthouse sunken garden, Alameda Park and De la Guerra Plaza, shall respect the most significant mountain or hillside views available from such locations.* [MM VIS-2]

ER27. **Enhance Visual Quality.** Not only retain, but improve visual quality of the city wherever practicable.

Implementation Action

ER27.1 Underground Utilities. Cooperate with developers and utility companies to underground all overhead utilities in the city by 2030. Establish a listing of priority street segments with realistic target dates in the capital improvements program.

- ER28. **Light and Glare.** *Public open spaces and natural habitat areas shall be protected from light and glare.*
[MM VIS-4]

Implementation Action

- ER28.1 Lighting and Open Space. *New development and major remodels adjacent to public or private open space such as the beach, foothills, and Las Positas Valley, shall be designed to minimize outdoor lighting; flood lighting of passive open space areas shall be discouraged. Lighted recreational courts, ball fields, pools or other active play areas, shall be designed to minimize overspill of lighting through appropriate hooding and planting of landscaping and trees to buffer surrounding uses.* [RM VIS-1]

Historic Resources

GOALS

- ***Protect and enhance Historical and Cultural Resources.*** Protect and enhance the community's historic and cultural structures and sites, through the protection, preservation, and enhancement of historic and archeological resources; appropriately scaled, designed and sited adjoining development; well-located open space; and landscaping.
- ***Increase Awareness and Appreciation.*** Increase public awareness and appreciation of Santa Barbara's prehistory and history, and historic, archeological and paleontological sites.

Historic and Archaeological Resource Policies

HR1. **Adaptive Reuse.** Provide incentives for adaptive reuse of listed or designated historic buildings. (CH1)

Implementation Actions

HR1.1 Loan Program. Create a restoration and rehabilitation loan program specific to designated and potential historic structures. (CH3)

HR1.2 Maintenance of Designated Historic Structures. Prepare guidelines and standards for maintaining designated historic sites and structures including advice to property owners. (CH5)

HR2. **Increase Historical Resource Appreciation.** Programs that educate and recognize the importance of preserving archaeological, prehistoric, historical, and cultural resources shall be continued, promoted and expanded. (CH2)

Implementation Action

HR2.1 Interpretation. *Provide interpretation for the public of prehistoric and historic resources on or near the site where such resources will be affected by future development.* [RM HER-1]

HR3. **Development Adjoining Designated Historic Structures.** Development on parcels adjoining designated historic structures shall be designed, sited and scaled to be compatible with their historic neighbor and public enjoyment of the historic site. (CH4)

Implementation Action

HR3.1 Views. Review proposed buildings or additions to existing buildings on parcels adjoining designated historic structures as to how they may affect views of and from the historic structure.

HR4. **Chumash Culture and Archeological Resources.** Promote awareness, appreciation and understanding of the first inhabitants of Santa Barbara. (CH6)

Implementation Measure

HR4.1 Improve Awareness. Encourage and participate in partnerships between the City, developers, landowners and the Chumash to increase the visibility of Chumash history and culture by:

- a. Supporting public displays or exhibits of Chumash arts, culture and history,
- b. Encouraging the incorporation of elements from Chumash art and culture into public and private development,
- c. Supporting the creation of a permanent Chumash archaeological “open-air museum”, preferably in-situ should an appropriate site be discovered or identified, and/or interpretive center, sites or trail. (CH6)

Housing

GOALS

- ***Housing Opportunities:*** Ensure a full range of housing opportunities for all persons regardless of race, religion, sex, age, marital status, sexual orientation, ancestry, national origin, color or economic status, with special emphasis on providing housing opportunities for low income, moderate, middle income and special needs households.
- ***New Housing Development:*** Encourage the production of new housing opportunities which are sustainable, and increase equity by providing a sufficiently wide range in type and affordability to meet the needs of all economic and social groups, with special emphasis on housing that meets the needs of very low, low, moderate, middle income and special needs households.
- ***Conservation and Improvement of Existing Housing:*** Conserve the existing housing stock and improve its condition while minimizing displacement; maintaining housing affordability; and preventing future blight or deterioration.
- ***Regional Cooperation & Jobs/Housing Balance:*** Coordinate City efforts with those of surrounding communities towards balancing jobs and housing in the regional housing market.
- ***Public Education:*** Expand public education regarding affordable housing to increase awareness of the housing needs of very low, low, moderate and middle income and special needs households and to inform the public about existing affordable housing opportunities, available resources and programs.

Housing Opportunities Policies

- H1. **Social and Economic Diversity.** Promote new housing programs that retain and support social, economic and ethnic diversity.
- H2. **Housing Opportunities.** Promote equal housing opportunities for all segments of the community, with special emphasis given to very low, low, moderate, middle income and special needs households.

Implementation Actions

- H2.1 Special Needs Population. Continue to fund a wide range of housing, human and community service programs and capital projects that strive to meet the needs of children, families, seniors, disabled persons, homeless, victims of domestic violence, and others.
- H2.2 Rental Housing Mediation. Continue to fund, staff and support the Rental Housing Mediation Task Force, and publicize Rental Housing Mediation Task Force services and information on tenant and landlord rights including evictions, terminations and fair housing issues.
- H2.3 Promote Public Awareness. Continue using CDBG funds to promote equal opportunity provisions and remedies under state and federal law.
- H2.4 Enforcement Against Discrimination. If budget allows, develop adequate staffing and funding to pursue and assist the State Department of Fair Employment and Housing staff in pursuing enforcement actions against discrimination in housing under Civil Code Section 52 (c) with emphasis on discrimination against families with children in rental housing.
- H3. **Homelessness Prevention.** Support programs and efforts designed to prevent homelessness.

Implementation Actions

- H3.1 Continuum of Care Program. Continue to implement the Consolidated Action Plan's Continuum of Care program in conjunction with adjacent jurisdictions and community-based organizations.
- H3.2 Prevention Programs. Seek funding for homeless prevention programs, such as a program to provide short-term financial assistance to households threatened by eviction due to an inability to pay rent.
- H3.3 Supportive Housing. Support the conversion of existing hotels and motels to sponsored residential hotels, Single Room Occupancy (SRO) projects, or apartments for the homeless in areas outside of the Coastal Zone. Develop zoning standards to encourage Single Room Occupancy and / or Efficiency Units.
- H3.4 Recreational Vehicle Park. Help to facilitate application for an RV park through the City's permitting process. Work with the County and other local agencies to locate RV parks.
- H3.5 RV Parking Program. Consider providing financial support for a Recreational Vehicle (RV) park project if an application is submitted by a competent sponsor/developer.
- H3.6 RV Parking Locations. Continue zoning provisions for churches and non-profits to allow overnight RV parking under limited conditions.

- H4. **Homeless Shelters and Services.** Support other agencies and nonprofit organizations in their efforts to provide shelter and services for the homeless.

Implementation Actions

- H4.1 Year-Round Homeless Shelter. Within one year of adoption of the 2010 Housing Element, the Municipal Code shall be amended to allow as a permitted use in the C-M zone, a year-round emergency shelter without any discretionary permit requirements. Development standards and permit procedures that apply to the use shall be established to include, but not be limited to, maximum number of beds, off-street parking requirements, hours of operation, length of stay, security, etc.
- H4.2 Casa Esperanza. Continue to fund and support the Cacique Homeless Shelter (Casa Esperanza).
- H4.3 Expanded Services. Support the efforts of the Coalition to Provide Shelter and Support for the Homeless to expand the Cacique Shelter and services to year-round programming.
- H4.4 Operational and Service Needs. Support the operational and service needs (such as child care and job training) of homeless shelter and service providers. Provide financing when possible.
- H5. **Transitional Housing Opportunities.** Increase the supply and variety of transitional housing opportunities.

Implementation Actions

- H5.1 Transitional Housing. Continue to fund community-based non-profit agencies, such as Transition House, to provide a range of transitional housing opportunities.
- H5.2 Regional Coordination. Coordinate with the County of Santa Barbara and the cities of Carpinteria and Goleta to develop, update and implement the Consolidated Plan's Continuum of Care programs.
- H6. **Housing Opportunities for Seniors.** Seek to ensure the availability of a range of housing opportunities with an emphasis on low- and moderate-income seniors.

Implementation Actions

- H6.1 Senior Housing. Encourage the development of a full range of senior living situations, available at market and affordable rates.
- H6.2 Unit Acquisition and Rehabilitation. Continue to promote and assist in the acquisition and rehabilitation of existing dwelling units for use as affordable senior housing.
- H6.3 Upgrade Senior Facilities. Continue to facilitate private sector efforts to upgrade existing senior housing facilities in order to provide improved senior housing opportunities.
- H6.4 Non-Institutional Facilities. Encourage small, non-institutional facilities that meet the needs of the older senior population (75+).
- H6.5 Senior Advocacy. Continue to work with the Area Agency on Aging.

- H6.6 Support Services. Encourage the expansion of support services such as house cleaning, cooking, shopping and financial advising in order to meet the needs of the older, independent senior population.
- H6.7 Housing Incentives. Continue to provide reduced parking incentives for senior housing projects in combination with bonus densities to encourage the development of small senior and disabled apartment projects including efficiencies and congregate care in the R-3 and R-4 zones.
- H6.8 Design Guidelines. Adopt site and unit design guidelines for senior and disabled units, which incorporate all relevant federal, state and local laws, as well as recommendations from the Access Advisory Committee (AAC).
- H7. **Housing Opportunities for Disabled.** Seek to ensure the availability of housing opportunities for the low and moderate income disabled population.

Implementation Actions

- H7.1 Congregate Care. Promote and assist the development and processing of new congregate housing opportunities or board and care facilities for the low- and moderate-income, and physically and mentally disabled persons.
- H7.2 Support for Landlords. Explore the creation of a program to support and assist landlords in accepting mentally disabled tenants.
- H7.3 Special Needs Housing. Encourage the community services groups, non-profits, and the faith-based community to create special needs housing.
- H7.4 New Housing Opportunities. Work with community service providers to expand their scope of services to include housing through new construction or acquisition and rehabilitation of existing dwelling units.
- H7.5 Priority Status. Encourage the Housing Authority of the City of Santa Barbara to continue to give priority status to disabled people with the greatest housing needs.
- H7.6 Accessibility Funding. Explore ways to fund accessibility improvements for dwelling units that will be made available for disabled persons who are eligible to receive HUD Section 8 certificates.
- H7.7 At-Risk Affordable Disabled Units. Ensure that affordable units occupied by disabled tenants at risk of converting to market rates are maintained as affordable, to the extent feasible.
- H8. **Accessible Housing for Disabled.** Accessibility for the disabled shall be required in new residential development and in housing to be rehabilitated.

Implementation Actions

- H8.1 Accessibility Review. Continue the ongoing review of residential development plans for accessibility for the disabled.

- H8.2 Accessibility Guidelines. Distribute guidelines to builders that explain Federal and State laws regarding accessible units. Provide specific ideas and examples (such as no steps, wider doors and hallways and larger bathroom areas).
- H8.3 Fair Housing Act. Adhere to the Fair Housing Accessibility Guidelines in order to comply with the Federal Fair Housing Act.
- H9. **Accessible Housing Programs**. Support the creation of new programs to aid the disabled to secure accessible housing.

Implementation Actions

- H9.1 Accessible Housing Incentives. Investigate and implement policies that give incentives for disabled accessible units to be included in market-rate projects.
- H9.2 Technical Assistance. Seek funding to create and fund technical assistance programs for builders wishing to construct or convert housing for the disabled. Programs could include free architectural services to rental property owners and developers, as well as construction loans or grants for the development of accessible housing affordable to low- or moderate-income households.
- H9.3 Case Management. Seek funding for case managers to support the disabled in independent living situations.

New Housing Development Policies

- H10. **New Housing**. Given limited remaining land resources, the City shall encourage the development of housing on vacant infill sites and the redevelopment of opportunity sites both in residential zones, and as part of mixed-use development in commercial zones.

Implementation Actions

- H10.1 Early Project Consultation. Continue to offer and encourage early staff predevelopment consultations for residential development of opportunity sites and mixed use projects.
- H10.2 Property Profiles. Continue to offer property profile services in the Planning Division that explain development potential and constraints for parcels in the City.
- H10.3 Building Reuse. Encourage residential reuse of existing nonresidential buildings for housing, for both ownership and rental affordable housing.
- H10.4 Housing at Shopping Centers. Promote and encourage the development of mixed-use ownership and rental housing at shopping centers such as La Cumbre Plaza shopping center, with an emphasis on affordability, by coordinating and/or partnering with property owners and housing developers. (H11)
- H11. **Promote Affordable Units**. The production of affordable housing units shall be the highest priority and the City will encourage all opportunities to construct new housing units that are affordable to low-, moderate- and middle-income owners and renters.

Implementation Actions

- H11.1 Affordable and Workforce Housing. Explore options to promote affordable and workforce housing, including revising the variable density ordinance provisions to increase affordable housing (e.g., limit unit size), requiring a term of affordability, reducing parking standards with tenant restrictions. (Revised H6)
- H11.2 Affordable Rental Housing Overlay. Encourage the construction of rental housing, including 3+ bedroom units, in the R-2, R-3/R-4 zones at affordable rental rates, by providing incentives such as:
- Increased density overlays up to 50% (of base density.)
 - Higher Floor Area Ratios (FAR) when such standards are developed.
 - More flexibility with zoning standards, (e.g., reduced parking standards).
 - Expedited Design Review process.
 - Fee waivers or deferrals.
- H11.3 Inclusionary Housing. Explore requiring a percentage higher than 15% (consider 25%) for the provision of inclusionary affordable housing in new residential ownership developments. Consider low/moderate and middle income requirements for affordable housing to accommodate low/moderate and workforce (middle) income earners, and people with disabilities. Consider in-lieu fee structure based on market sales price. (H9)
- H11.4 Density Standards. Develop density standards that permit greater densities for projects that provide a greater percentage of price-restricted ownership units than required by the inclusionary housing ordinance. (H13)
- H11.5 Bonus Density. Continue to provide bonus density units above levels required by State law, to be reviewed on a case-by-case basis.
- H11.6 Private Sponsors. Continue to solicit proposals for low-, moderate-, and middle income projects from private sponsors and develop programs to assist in their implementation.
- H11.7 Infill Housing. Continue to assist the development of infill housing including financial and management incentives in cooperation with the Housing Authority and private developers to use underutilized and small vacant parcels of land for new low and moderate income housing opportunities.
- H11.8 Opportunity Sites. Assist, coordinate or partner with builders for the development of affordable housing projects by identifying in-fill and opportunity sites in the commercial zones, on public lands and under-developed R-2, R-3 and R-4 sites. (H1.)
- H11.9 Sweat Equity Projects. Continue to support special procedures for development, permitting, construction and early occupancy of “sweat equity” projects.
- H11.10 Large Rental Units. Encourage the construction of three bedroom and larger rental units for low-, moderate-, and middle income families, including the Housing Authority, in efforts to develop and/or acquire three+ bedroom units.

- H11.11 Condominium Conversions. Continue to implement the Municipal Code's Condominium Conversion Ordinance to provide opportunities for entry-level home ownership in a variety of locations while maintaining a supply of rental housing for low and moderate income persons.
- H11.12 Surplus Land. Inventory all land in the City owned by County, State and Federal governments, the Santa Barbara School and High School Districts and public utilities and actively pursue dedication of surplus land for development of low, moderate and middle income housing, and for qualifying employees of participating government agencies.
- H11.13 Housing Opportunities. Look for housing opportunities on City-owned land or over private and public parking lots.
- H11.14 Public Facilities. Pursue acquisition of the National Guard and Army Reserve sites in order to develop affordable housing, park, school or other public benefit facilities.
- H11.15 Financial Assistance. Apply for, or support others in applying for, all available public and private funding and financial assistance for affordable housing projects.
- H11.16 Property Transfer Tax. Increase property transfer tax to provide funding for price-restricted affordable and workforce housing, in order to broaden the funding base. (H16)
- H11.17 Alternative Revenue Sources. Explore alternative sources of revenue for Affordable Housing to replace the Central City Redevelopment Project (CCRP) area tax increment financing when it by the time it expires in 2012.
- H11.18 Extend Redevelopment Project Area. Continue to explore and pursue potential legislative amendments or other opportunities for extension or replacement of the Redevelopment Project Area and its funding mechanism for affordable housing and other community benefit projects. (H17)
- H12. **Market-Rate Affordable Housing**. Provide incentives for the private sector development of new housing opportunities for households earning more than 120% of the Area Median Income.

Implementation Actions

- H12.1 Above Moderate Housing. Encourage the development of housing for first time home buyers, including moderate and middle-income households.
- H12.2 City Assistance. Expand and improve the existing Homebuyer's Assistance Programs for City employees.
- H12.3 Large Employers. Encourage large employers to mitigate affordable housing impacts consistent with CEQA.
- H13. **Non-Subsidized Rental Housing**. Preserve and promote non-subsidized affordable rental housing.
- H13.1 Preserve Rentals. Explore ways to avoid condominium conversions, or alternatively, the possibility of cooperative tenant ownership of previous rentals, such as the use of public funding to provide mortgage or down-payment loans. Such funds could also fund new affordable rental development. (H15)

- H13.2 Condominium Conversions. Amend section 28.88.120B of the Municipal Code to require all condominium conversions to conform with the density requirements of the General Plan.
- H13.3 Affordable Rental Units. Allow the reconstruction or rehabilitation of existing affordable rental apartments at non-conforming General Plan densities and zoning standards, so long as the units remain 100 percent affordable. The loss of some rental units may be considered to meet building code requirements.
- H14. **Sustainable Housing**. Ensure that new market-rate residential development is consistent with the City’s sustainability goal, including reduced energy and resource use, and increased affordable housing opportunities.

Implementation Actions

- H14.1 Market Rate Housing. Market-level housing projects in the R-2, multi-family or commercial zones (including mixed-use) shall:
- Provide unit sizes calculated using maximums set out under the City’s redefined average density provisions; and
 - Have access to adequate public open space within a ½-mile radius, a dedication of sufficient useable open on-site, a contribution is made toward future parks through in-lieu fees, or a combination of any of these. (H2)
- H14.2 Resource Conservation. Establish criteria and standards for resource use in relation to density in the project review process, to encourage reduced resource footprint projects. Residential projects that exhibit a significantly lower resource per capita footprint would be allowed bonus density providing the building remains smaller as allowed by zoning. (H10)
- H14.3 Market-Rate Incentives. Prepare design standards and codify incentives for market rate developers to build smaller, “affordable-by-design“ residential units that better meet the needs of our community. (H5)
- H15. **Secondary Dwelling Units**. Second units in single family neighborhoods shall be encouraged within certain areas of the community, but prohibited in the High Fire Hazard Zones:

Implementation Actions

- H15.1 Second Units. Encourage second units (granny units) that are within 10-minutes walking distance from a main transit corridor and bus stop by providing incentives, such as: revised development standards for second units e.g., eliminating the parking requirements for second units, eliminating the attached unit requirement, reducing development costs by allowing one water, gas and electric meter and a single sewer line, developing an amnesty program for illegal second units. (H14)
- H15.2 Secondary Dwelling Unit Ordinance. Amend the Secondary Dwelling Unit Ordinance to provide more site planning flexibility and affordable-by-design concepts such as:
- Changing the existing size limitations to remove percentage of unit size and allowable addition requirements, and allowing a unit size range (300 – 700 s.f.);
 - Changing the minimum lot size standard;

- Eliminating or adjusting affordability requirements;
- Allowing tandem parking and ease other parking requirements on a case-by-case basis; and
- Developing guidelines and prototypes of innovative design solutions.

H15.3 Loan Program. Consider a Secondary Dwelling Unit Loan Program for R-2 rental units and in single family zones during periods of high interest rates. Low interest loans would be provided in exchange for affordable rents for 15 years or the life of the loan.

H16. **Expedite Development Review Process**. Assist affordable housing sponsors to produce affordable housing by reducing the time and cost associated with the development review process while maintaining the City's commitment to high quality planning, environmental protection and urban design.

Implementation Actions

H16.1 Affordable Housing Projects. Continue to give priority to affordable housing projects on Staff, Committee and Commission agendas.

H16.2 Affordable Housing Facilitator. Continue to have a Staff-level Affordable Housing Facilitator with clearly established roles and responsibilities as defined by City Council.

H16.3 CEQA Exemption. Continue to use the CEQA infill exemption for Affordable Housing projects as appropriate.

H16.4 Coordinated Project Review. Address issues of coordination between the Architectural Board of Review (ABR), the Historic Landmarks Commission (HLC), the Staff Hearing Officer (SHO) and the Planning Commission (PC). Identify areas where additional staff authority could be given for administrative approvals.

H16.5 Infill Project Guidelines. Work with AIA, ABR and HLC members to develop guidelines and examples for small infill projects (adding 1-3 units). Consider allowing projects consistent with the guidelines to be reviewed as Consent items when appropriate.

H16.6 Administrative Approvals. Develop a list of administrative approvals for small infill projects that would include, but not be limited to the following:

- Paint color
- Window changes
- Water heater enclosures
- Room additions
- Additions of less than 250 s.f.
- Small infill projects consistent with adopted design prototypes

H16.7 Water Meters. Allow new apartment developments to be served by a single water meter for interior uses with on-line meters for each unit, as appropriate.

- H16.8 Expedited Review. Work with the Architectural Board of Review (ABR) and the Historic Landmarks Commission (HLC) to expedite the review of Affordable Housing Projects. As appropriate, establish joint sub-committees of design review boards and Planning Commission to offer early, consistent and timely input and problem solving during the review process.
- H17. **Flexible Standards**. Implement changes to development standards to be more flexible for rental or affordable housing projects, where appropriate.

Implementation Actions

- H17.1 Parking Requirements. Consider incremental changes to the Zoning Ordinance parking requirements such as:
- Allowing tandem parking
 - Providing more flexibility for constrained sites (e.g., allowing for more than one maneuver, use of car stacking devices or other space saving measures)
 - Eliminating guest parking requirements for housing in Downtown commercial area
 - Rounding down when calculating parking requirements.
- H17.2 Zoning Standards. Consider amending the Zoning Ordinance to change how, where and the extent of outdoor living space, yard and setback requirements for housing in commercial zones.
- H17.3 Expedite Environmental Review. Develop and maintain a system for use of the City's Master Environmental Assessment Document as a means of expediting the environmental review process consistent with State law regarding housing.
- H17.4 Development Review Process. On an ongoing basis, evaluate the current development review system and make recommendations for methods of improvement.
- H18. **Monitoring of Net Housing Gains and Losses**. The City shall monitor housing development and progress toward achieving housing goals.

Implementation Action

- H18.1 Adaptive Management Program. Through the Adaptive Management Program, monitor and report annually to the Planning Commission, City Council and public, the number of total and affordable dwelling units (including bonus density units) which are being constructed, and the number of units converted to commercial use or demolished and not replaced.

Conservation and Improvement of Existing Housing Policies

H19. **Rehabilitation Programs.** The City shall continue to expand its voluntary housing rehabilitation programs, and preserve existing housing in all parts of the City.

Implementation Actions

H19.1 Rehabilitation Loans. Continue to provide rehabilitation loans to low- and moderate-income owner households in neighborhoods displaying the greatest need for rehabilitation.

H19.2 Outreach Efforts. Increase outreach efforts to encourage homeowners and apartment owners to participate in the City's Housing Rehabilitation Loan Program (HRLP).

H19.3 Review HRLP. Review and evaluate the objectives of the HRLP for consistency with the 2010 Housing Element goals.

H19.4 Low-Interest Loans. Continue to provide low interest rehabilitation loans for housing sponsors to rehabilitate multi-family structures.

H19.5 Neighborhood Surveys. Continue to survey neighborhoods that have the highest number and concentration of units in need of rehabilitation.

H19.6 Mobile Home Parks. Investigate rehabilitation loan programs for the rehabilitation of mobile home park infrastructure.

H19.7 Remove Architectural Barriers. Continue the City's Home Rehabilitation Loan Program's efforts to remove architectural barriers in the homes of disabled citizens.

H19.8 Substandard Housing. Continue to allow the appropriate demolition of substandard housing.

H20. **Property Improvements.** The City shall encourage residential property owners to improve the conditions of their property(ies) to a level that exceeds the minimum standards of the Uniform Building Code and the Uniform Housing Code

Implementation Actions

H20.1 Zoning Enforcement. Continue to focus building and zoning enforcement efforts on property owners who are chronic, repeat offenders with emphasis on multi-departmental inspections and abatement orders, and prosecution of violators through the court system.

H20.2 Substandard Apartment Complexes. Look for opportunities to acquire larger, substandard apartment complexes in cooperation with the Housing Authority, Peoples' Self Help Housing or other community-based organizations in order to correct health and safety problems and to provide ongoing management services.

H20.3 Bilingual Assistance. Continue to provide a bilingual ombudsperson for tenants in substandard units who wish to file a housing complaint.

H20.4 Zoning Information Reports. Continue to require Zoning Information Reports when residential units change ownership, excluding condominiums.

H20.5 Illegal Dwelling Units. Consider ways to legalize illegal dwelling units in accordance with the requirements of the Zoning Ordinance.

- H20.6 Code Enforcement. Consider intensifying enforcement of the requirements of the Zoning Ordinance, the Uniform Building Code and the Uniform Housing Code only if adequate protection measures and relocation assistance are available for tenants who may be displaced by such enforcement activities.
- H20.7 Substandard Buildings. Consider implementing a program that would require owners of buildings found by the City's Building and Safety Division to be substandard to assume the financial burden of relocating their tenants to habitable units.
- H20.8 Tax Code. Continue to utilize the processes of Sections 17274 and 24436.5 of the *State Revenue and Taxation Code* which prohibits a taxpayer who derives rental income from substandard housing from receiving income tax deductions for interest, taxes, depreciation or amortization paid or incurred with respect to the substandard housing.
- H21. **Preserve Affordable Housing**. Maintain the affordability of existing low- and moderate-income dwelling units.

Implementation Actions

- H21.1 Affordability Covenants. Continue to preserve affordable housing covenants before they expire.
- H21.2 At-Risk Affordable Units. Continue to encourage the Housing Authority and nonprofit organizations to acquire and manage units whose affordability requirements are due to expire.
- H21.3 Expiring Affordability. For projects with expiring affordability provisions:
- Make a determination as to whether longer affordability is feasible under existing financing;
 - Explore options for refinancing first mortgage bonds;
 - Explore potential for sale of project to nonprofit or the Housing Authority;
 - Require additional affordability as condition of subordination of an existing City loan against the property.
- H21.4 Presidio Park Apartments. Ensure that Presidio Park Apartments remain affordable in the interim between when their Section 8 contract expires (2004) and when the City has option to purchase (2018). Develop a financial plan to purchase Presidio Park Apartments as long term affordable in 2018.

Regional Cooperation & Jobs/Housing Balance Policies

- H22. **Work to Solve Regional Jobs/Housing Imbalance**. The City is committed to working with neighboring jurisdictions and the private sector to solve the regional jobs/housing imbalance in a regional manner.

Implementation Actions

- H22.1 Affordable Housing Task Group. Continue to support and participate on the Joint Cities / County Affordable Housing Task Group.

- H22.2 Shared Housing Development. Explore joint housing development opportunities, with the County of Santa Barbara and the cities of Carpinteria and Goleta.
 - H22.3 Affordability Criteria. Continue coordination with the County to maintain uniform affordability criteria.
 - H22.4 Farmworker Housing. Encourage and support the County's efforts to address the special housing needs of farmworkers on the South Coast.
 - H22.5 Affordable and Workforce Housing. Continue to work with community groups in support of Affordable and “Workforce” housing on the South Coast.
 - H22.6 Coastal Housing Partnership. Continue to participate and support the Coastal Housing Partnership, as well as explore ways to expand its role and reach.
 - H22.7 Employer Incentives. Work with the Coastal Housing partnership to develop incentives for employers throughout the South Coast to provide employee housing on-site or close-by off-site, and establish or expand programs for encouraging employers to provide other housing benefits or financial assistance programs, such as down payments, closing costs and rental move-in fees for employees. (H7)
 - H22.8 Bridge Loans. Encourage the Community Housing Trust Fund to explore the feasibility of providing “bridge loans” to existing property owners to add small rental units (including “granny units”) to their property. The bridge loan would be for the construction period. In exchange, the rental units would be required to be affordable for a reasonable period of time.
 - H22.9 Affordable Student Housing. Encourage UCSB and Santa Barbara City College to address affordable student, faculty and staff housing on campus and at close-by off-site opportunity sites. (H8)
- H23. **Sustainable Regional Housing Solutions** Develop regional strategies to fund and construct Affordable Housing for different need categories (e.g., senior, young families, disabled, homeless) within existing urban growth limits.

Implementation Actions

- H23.1 State and Federal Funding. Explore opportunities for joint City/County applications for Federal and State housing assistance programs.
- H23.2 Annexations. At the request of the County and community, pursue joint projects, including annexations, similar to the Mercy Housing / St. Vincent’s project.
- H23.3 City Resources. Look for opportunities to use City funding and staffing resource for affordable projects outside the City limits as requested and appropriate.
- H23.4 New Funding Sources. Encourage the community-based Housing Trust Fund and the Trust for Public Lands to work together in efforts to identify new funding sources for affordable housing projects.
- H23.5 Housing Authority Coordination. Encourage the City and County Housing Authorities to work together to purchase sites and/or construct affordable housing.

H24. **Cooperation on Legislative Changes.** Pursue joint legislative platform to achieve regional housing solutions for the South Coast.

Implementation Actions

H24.1 Rental Housing. Encourage the passage of legislation that provides incentives for the construction of rental housing.

H24.2 Condominium Production. Encourage the passage of legislation that would resolve the condominium construction defect liability crisis.

H24.3 CEQA. Support State legislation to create a CEQA statutory exemption for Affordable Housing.

H24.4 Housing for Disabled. Support State legislation that would expand housing opportunities for the disabled.

H24.5 Redevelopment. Pursue State legislation to extend the life of the RDA's CCRP.

H24.6 Residential Development. Encourage the federal and state governments to establish policies and expand programs that will assist in the production and financing of residential development including the following:

- Adopt legislation or regulatory changes that will result in an expanded secondary mortgage market for mixed use and affordable housing developments.
- Revise the tax code to provide incentives for the construction and ownership of rental housing, such as accelerated depreciation.
- Increase funding for affordable housing programs.
- Amend the Community Reinvestment Act to require banks and savings associations to provide more financing for the production of affordable housing.
- Adopt legislation that will facilitate the use of Mortgage Credit Certificates and tax exempt bond financing for affordable housing in higher cost areas.

H24.7 Section 8 Program. To ensure the continuation of the Section 8 Housing Voucher Program the following shall be pursued:

- Oppose any legislation that would reduce funding for the Section 8 Housing Voucher Program, including the block granting of the program to the states.
- Support legislation that provides new incremental units of Section 8 Voucher assistance nationwide, particularly in high cost areas like Santa Barbara where the need is greatest.
- Support legislation that ensures adequate Section 8 Voucher renewal funding so that the number of low-income families presently served are not reduced.

H24.8 Green Housing. Support a new federal affordable housing production program as recommended by the Millennial Housing Commission, to provide grants for green housing projects for low- through middle-income households.

Public Education Policies

H25: **Housing Information.** Encourage broad based support in the community for the siting and permitting of affordable housing projects, senior housing, homeless shelters, and group homes for persons with disabilities or terminal illnesses.

Implementation Actions

H25.1 Housing Resources. The City shall provide information to the public about housing needs and resources that exist in the community:

- Through reports to the Planning Commission or Council, and in coordination with the Housing Authority:
- By public access television to provide information on affordable housing: what it is, whom it is for, why it is necessary, and how NIMBYism affects its production.

H25.2 Rental Incentive Information. Provide rental incentive program information to potential developers regarding the need for large (3+ bedroom) rental units affordable to very low, low, and moderate income households.

H26. **Affordable Housing Information.** Inform the public of affordable housing opportunities that currently exist in the community.

Implementation Actions

H26.1 Tax Deductions. Provide information on the availability of California income tax deductions to those persons rehabilitating property for handicapped access.

H26.2 Housing Opportunities. Continue to publish and distribute a resource guide to inform consumer households of available housing opportunities and community programs.

H26.3 Title 24 Regulations. Continue to provide information and limited technical assistance to property owners concerning compliance with Title 24 regulations (the standards for accessibility by the disabled).

H26.4 Housing Achievements. Support and assist efforts to publicize both public and private affordable housing achievements.

Circulation

GOALS

- ***Integrated Multi-Modal Transportation System.*** Address climate change and promote economic vitality, social equity, and healthy community by creating a more integrated multi-modal transportation system to connect people, places, goods, and services by providing a choice of transportation modes and decreasing vehicle traffic congestion.
- ***Street Network.*** Provide a comprehensive street network that safely serves all transportation modes.

Circulation Policies

- C1. **Reduce Transportation Energy Use.** Reduce Santa Barbara’s dependence on petroleum for mobility by increasing alternative transportation infrastructure and facilities.

Implementation Actions

- C1.1 Pedestrian and Bicycle Infrastructure. Emphasize high quality public right-of-way infrastructure to include enhanced pedestrian and bicycle facilities. (C1)
- Provide high quality pedestrian crossings as described in the Pedestrian Master Plan that result in a high rate of vehicle yielding at uncontrolled intersections. (C2)
 - Give bike lanes designated in the Bicycle Master Plan a priority over curbside residential parking. Create more Downtown bike lane connections by regulating curbside parking during peak travel periods. Consider increased funding for bike-lane maintenance to encourage their use and maximize safety. (C3)
 - Implement a program to identify and eliminate key pedestrian and bicycle route connectivity gaps (similar to the “Sidewalk Missing Links” program. A minimum of \$500,000 will be allocated annually to reduction of these connectivity gaps.
 - *Install pedestrian amenities (e.g., pedestrian-scaled street lighting, benches, trees and other landscaping) along high volume pedestrian corridors, at other key pedestrian destinations (parks, schools, etc.) and, in coordination with MTD, around transit stops and stations (e.g. shade and rain structures, and space for newspaper dispensers).*
 - *Continue with the installation of corner curb ramps in compliance with federal and state universal access requirements for public rights-of-way.*
 - *Implement traffic calming measures as needed.*
 - *Consider adoption of tiered development impact fees (with discounts for community benefit uses) as needed to fund improvements.*

- *Establish that improvements to bicycle travel-ways and parking are a priority use of rights-of-way throughout the City, including implementation of all of the recommended improvements within the City's Bicycle Master Plan.*
- *Improve coordination between City, County, UCSB, SBCAG, and other South Coast cities and entities to improve and expand regional bike paths and routes that cross jurisdictional boundaries. [MM TRANS-2.d]*

- C1.2 **Personal Transportation.** In partnership with private interests, promote and provide incentives including the provision of funding, for shared-cost personal transportation options such as car-sharing and bike-sharing to increase personal mobility, reduce air pollution and green house gas emissions, reduce parking demand, and decrease cost of transportation to individuals. (C4)
- C1.3 **Intermodal Connections.** Improve intermodal connections for public transit, car pools, carshare or bikeshare programs, bicycle, and pedestrian routes. (C1) Provide intermodal connectivity at transit accessible centers, including the train depot, to support sustainable commute options such as feeder shuttles, bicycle storage facilities, bike-sharing, and car-sharing. (C7)
- C1.4 **Excess Motor Vehicle Capacity.** Utilize excess motor vehicle travel and storage capacity, as well as right-of-way, for bicycle, transit, and pedestrian improvements. (C8)
- C1.5. **Optimize Capacity.** Utilize Intelligent Transportation System (ITS) strategies (such as signal timing) to optimize capacity and improve safety for motor vehicles, bicycles, transit, and pedestrians. (C5)
- C1.6 **Car-Free Zones.** Look for areas within the Downtown that can be intermittently or permanently converted to car-free zones, such as for weekly farmers markets or other community events. (C9)
- C2. **Regional Transportation and Commuter Transit.** Coordinate regionally with agencies and the private sector to establish viable rail, bus and carpooling options for commuters, and create an energy efficient regional transportation network. (C6)

Implementation Actions

- C2.1 **Regional Transportation Networks.** Actively pursue regional transportation solutions through Santa Barbara County Association of Governments to address regional transportation needs, in conjunction with regional housing and development patterns that are responsive to the requirements of AB 32 and SB375.
- C2.2 **Commuter Transit.** Work with other local governments and MTD to address the transportation needs of commuters from Ventura and San Luis Obispo counties including multi-modal and rail-commuting systems.
- C3. **Vehicle Speeds.** Advocate for new state legislation that promotes vehicle speed limits that are designated and enforced with consideration of street design, adjacent land use, and mix of transportation mode usage. (C10)

- C4. **Bus Pull-Out Right-of-Way.** To facilitate buses in turn-out pockets merging back into traffic, pursue changes in State regulations to require motorists to yield to a merging bus. (C11)
- C5. **Transit Funding.** To provide the level of transit service needed, all funding mechanisms, new and old, will be studied. (C12)
- C6. **Circulation Improvements.** Where existing or anticipated congestion occurs, improve traffic flow in conjunction with providing improved access for pedestrians, bicycles and public transit.

Implementation Actions

C6.1 Impacted Intersections. *Install Traffic Signals or Roundabouts at Impacted Intersections which are currently controlled by Stop Signs. This includes the following intersections:*

- *Mission Street & Modoc Road*
- *Las Positas Road & Cliff Drive (in design) [MM TRANS-1.a]*

C6.2 Expand TDM program. *To manage the travel demand and encourage the alternative mode of transportation, expand the City's TDM program with new or expanded commuter/peak-hour transit service such as subsidized transit pass programs, carpool/vanpool programs, telecommute programs, and parking pricing to discourage commuter parking downtown:*

Require transit passes to be provided as part of the conditions of approval for entitlements for all residents and employees of:

- *New development within downtown.*
- *New development within higher density land use areas*
- *New development within a ¼ mile of high-volume transit corridors.*

Require subsidized transit passes be provided to the employees of:

- *All new employers citywide as part of the conditions of approval for entitlements;*
- *All existing employers citywide who propose physical expansions and increases to workforce as part of the conditions of approval for entitlements.*

Work with regional partners:

- *To ensure that the subsidized transit pass program encompasses all existing and future regional bus and/or rail transit services (in addition to MTD services).*
- *To ensure that the fare media used by the subsidized transit pass program is compatible for use on all services to increase user convenience and reduce barriers to entry for new participants.*
- *To promote the development of a public car-sharing program. [MM TRANS-2.c]*

Parking Policies

- C7. **Increased Sustainability of Parking.** In new development and redevelopment, parking shall be minimized both in number of spaces provided and amount of impervious surfacing utilized for parking, to minimize its contributions to the heat island effect, stormwater runoff and traffic generation with attendant emissions.

Implementation Actions

- C7.1 Appropriate Parking. Establish requirements for on- and off-street parking in the Central Business District (CBD) appropriate to the parking users as follow:
- Maximize availability of customer parking in the CBD;
 - Limit/discourage employee use of public parking in the CBD, and maximize employee commuting options to the CBD;
 - Manage and price public parking in the CBD so as not to put businesses in the CBD at a competitive disadvantage with other south coast shopping options; and
 - Change residential parking requirements and permitting programs in the CBD to maintain and/or increase the availability of on- and off-street customer parking. (C13)
- C7.2 Downtown Parking Requirements. Update the boundary of the delineated area of the Central Business District to include more of the commercial area. (C14)
- C7.3 Parking Districts. Assess existing and future parking districts to accommodate parking supply in districts such as Upper State Street, and Funk Zone. (C15)
- C7.4 Parking Maximums. Create motor vehicle parking requirement maximums for new development within the high-density mixed-use commercial areas. (C16)
- C7.5 Residential Parking Program. Revise the Residential Parking Program to exclude residential on-street parking in the commercial zones. The program currently offers parking permits for on-street parking to residents in selected residential neighborhoods adjacent to commercial zones but permits residents to park on streets all day in commercial zones within the program area. (C17)
- C7.6 Residential Parking Requirements. Reduce parking requirements and implement “unbundled” parking (i.e., selling residential units separate from parking stalls) within the commercial and high density residential land use designations. (C18)
- C7.7 Residential Off-site Parking. Amend the Zoning Ordinance to allow residential required parking off-site in commercial zones. (C19)
- C7.8 Bicycle, Parking and Other Needs. Require all multi-family and commercial projects to be designed to meet the needs of bicyclists (i.e., secure parking, storage, lockers, showers, etc.) (C20)

Development Policies

- C8. **Transportation for Residential Development.** Promote public transportation as a mobility option for areas with new residential development.

Implementation Action

- C8.1 Metropolitan Transit District (MTD). Coordinate with the MTD for the provision of public transportation for new housing developments.
- C9. **Accessibility.** Make universal accessibility for persons with disabilities, seniors, and other special needs populations a priority in the construction of all new development for both public and private projects.
- C10. **Trip Generation Rates.** Include all mobility options for surrounding land uses when developing site-specific trip generation rates and distribution characteristics of proposed land development.

Public Services and Safety

GOALS

- ***Present and Future Service Needs.*** Ensure that public infrastructure and services are planned, sited, upgraded and maintained to meet present and future service needs efficiently, economically and in a manner consistent with a sustainable community and climate change.
- ***Safety and Preparedness.*** Emphasize safety and emergency preparedness as an integral part of land use planning.

City Infrastructure Policies

PS1. **City Services and Facilities.** City services and facilities shall be built, maintained and operated in a manner to provide adequate services to all residents and coexist compatibly with surrounding land uses.

Implementation Action

PS1.1 Service and Facility Performance. Monitor services and facilities and report status regularly to the Planning Commission.

PS2. **Financing Capital Improvements.** The City shall pursue a variety of financing sources for the maintenance and enhancement of capital improvement projects.

Implementation Actions

PS2.1 Fees. Investigate increasing fees to finance the cost of capital improvements.

PS2.2 Bonds. Pursue voter approval of general obligation bonds for major capital improvements.

PS2.3 Impacts to City-Wide Service. Individual projects shall be evaluated for their impacts on the City's ability to provide adequate services and facilities.

PS2.4 Timing. Services and facilities shall be available for developments prior to approving projects and/or issuing occupancy or use certificates.

PS3. **Planning for Climate Change Adaptation.** The City shall include in the Climate Action Plan an estimated timeline of anticipated potential climate changes over the next 100 years to the extent information is available. This timeline will be periodically updated as part of the Adaptive Management Program and will be considered in all City capital projects.

Water Supply and Wastewater Policies

- PS4. **Long-Range Water Supply Plan.** The City shall update and maintain the currency of the City Long-Range Water Supply Plan to accommodate needs for the next 20-year period, including measures addressing:
- Water supply changes from State Water Project, local surface and groundwater sources, recycled water use, the desalinization plant and water conservation,
 - Water demand changes for both current and future development, population, and annexations, and
 - Possible effects of climate change. (PS1)
- PS5. **Water Conservation Program.** The use of water conservation practices shall be both encouraged and required, as appropriate, for all development projects.

Implementation Actions

- PS5.1 Water Conservation Programs. Continue and expand the City programs to require, or encourage water conservation measures, such as services to water customers (e.g., free water check-ups, smart irrigation controller program, rain sensor rebate), public information and education measures to water customers, web site, elementary students, and Green Gardener training, and public brochures, videos, and advertising; water-conserving landscape design standards, City building conservation standards, and inverted block rate billing to promote conservation. (PS2)
- PS5.2 Recycled Water. Expand existing programs for use of recycled water for irrigation at parks, schools, golf courses and new development proximate to supplies. Evaluate methods to optimize the feasible use of recycled water in place of potable water, including potential system extensions, and additional uses such as toilet flushing in major commercial, industrial and recreational facilities. (PS3)
- *Require dual plumbing to provide recycled water for flushing all toilets and urinals in new commercial and industrial buildings within 0.25 mile of existing or planned recycled water lines. [RM PU-1.b]*
 - *Provide incentives for all new development and major remodels adjacent to existing recycled water lines to install dual plumbing and utilize recycled water for toilet flushing. [RM PU-1.b]*
- PS5.3 On-Site Storage and Reuse. Identify more detailed guidelines for use of cisterns and grey water in new development and retrofitting existing development. (PS5)

PS6. **Regional Cooperation on Water Conservation.** Work with the County and other jurisdictions to develop regional water conservation programs and projects.

Implementation Actions

PS6.1 Gibraltar and Cachuma Reservoirs. Work with the County and other jurisdictions to prepare watershed management plans with the purpose of protecting and extending the useful life of the Gibraltar and Cachuma reservoirs. (PS7)

- *Reservoir Protection and Enhancement. Coordinate with the U.S. Forest Service and other watershed landowners to improve controlled burns and other ecologically-appropriate wildland management practices to reduce the severity of wildfires and associated potential for sediment inflow into Lake Cachuma and Gibraltar Reservoir; consider providing funding for controlled burns, erosion control, installation of sediment detention or debris basins and other techniques, use of City firefighters for management of controlled burns, and other assistance as appropriate to management of the watersheds above the City's reservoirs.*
- *Initiate a study to consider if silt removal from Gibraltar Reservoir is feasible to increase supply flexibility in adapting to climate change impacts on supply reliability. [RM PU 1.d]*

PS6.2. Groundwater Banking. Investigate agreements with other water purveyors that have available groundwater storage capacity to store surplus water for later use during drought. (PS4)

PS6.3 Agricultural Water Marketing Agreements. Pursue with the County and other jurisdictions a regional approach to agreements with the agricultural industry to purchase water in times of drought for use by urban communities. (PS6)

Waste Management, Recycling and Disposal Policies

PS7. **Solid Waste Management Programs.** Continue and expand City recycling programs for resource reduction, reuse, and recycling of solid waste. (PS8)

Implementation Actions

PS7.1 Construction/Demolition Materials Reuse and Recycling. Upgrade standard development requirements for recycling of construction/demolition debris or architectural salvage and incentives for use of renewable, or reused or recycled materials. (PS9)

PS7.2 Local Recycled Materials. Promote the use of recycled carpeting, furnishings, wall coverings, and architectural salvage or other building materials – per LEED or comparable standards – in new construction and major renovations. Promote and/or support local stores for reusable and recycled building materials. (PS10)

PS7.3 Design and Space Requirements for Waste Management for Private Development. Provide more detailed guidance on space needs and designs for recycling in both new development and to retrofit existing development. (PS11)

- PS7.4 Methane Conversion Facilities. *Continue to coordinate with and provide support to the County in its existing partnership with other South Coast agencies to facilitate construction of a waste-to-energy facility at the Tajiguas Landfill. If the waste-to-energy facility proves infeasible, the City will work with the County as needed to identify an appropriate site within the North County for a new solid waste disposal facility.* [MM PU-1; RM CLIMATE-2]
- PS7.5 Fuel Cell. *The City will consider the feasibility of installation of a fuel cell at the former Las Positas landfill site.* [RM CLIMATE-2]

Hazards Avoidance Policies

- PS8. **Hazardous Materials Exposure.** Seek to provide facilities and guidance so that new development and redevelopment projects avoid exposure to hazardous materials and provide for their safe disposal.

Implementation Action

- PS8.1 Household Hazardous Materials and Wastes. *Coordinate with other South Coast jurisdictions and the waste management industry to develop additional household hazardous waste collection facilities on the South Coast.* [MM HAZ-2]
- PS9. **Bluff Retreat.** *All development and redevelopment, renovations and additions on bluff-top parcels shall consider the potential effects of climate change on bluff retreat for the life of the project.*

Implementation Action

- PS9.1 Bluff Retreat Formula. *Update the existing Seismic Safety Element bluff retreat formula to reflect updated information for the 75-year bluff setback line.* [MM GEO-1.a]

Noise Policies

- PS10. **Noise Guidelines for Non-Residential Zones.** Take into consideration the surrounding existing and future legal land uses in establishing noise standards for residential uses.

Implementation Actions

- PS10.1 Update the General Plan Noise Element Land Use Compatibility Guidelines including establishing 65 dB(A) CNEL as the appropriate maximum outdoor noise level for residential land uses. This ambient noise guideline for residential building construction shall assure indoor noise levels meet building code requirements of 45 dB(A) level. (ER37)
- PS10.2 Construction Noise. Establish different construction noise standards for mixed-use urban and suburban residential areas, including standards for days, hours, and types of construction. (ER38)

PS11. **Sound Barriers.** The City supports and will assist in the provision of sound barriers along the Hwy 101 transportation corridor.

Implementation Actions

PS11.1 Local Share Funding. The City should pursue funding toward the extension and connection of the sound attenuation wall along the entire U.S. Hwy 101 and Union Pacific Railroad corridor within City boundaries.

PS11.2 Interagency Coordination. *Work with neighborhoods, the California Department of Transportation, and Union Pacific Railroad to identify and implement specific measures to reduce future freeway noise increases affecting expanded areas of existing residential neighborhoods with noise levels of 65 dBA or more. Noise attenuation measures may include added sound walls along portions of the freeway and/or local measures.* [MM NOISE-1]

Emergency Preparedness Policies

PS12. **Emergency Workforce.** Work cooperatively with other jurisdictions in the South Coast Region to ensure in the event of a disaster, essential workers are available and resourced to be able to respond adequately and with timeliness.

PS13. **Consideration of People with Disabilities in Emergency Planning.** Update evacuation plans and other emergency or contingency plans with provisions addressing the special needs and measures required to ensure the safety of people with disabilities.