Long Range Planning Division
FY 2020-2023 Work Program

SPECIAL ISSUE
Division Staffing

David Lackie, Supervising Planner
Whitney Wilkinson, Planner III
Julie Harris, Planner III
Steven Counts Imara, Planner II
Corina Venegas, Planner II

Allen Bell, Supervising Planner
Selena Evilsizor, Planner III
Mark Friedlander, Planner III
Jessi Steele, Planner II
Vacant, Planner II

- APAC
- Cannabis Ordinance Amendments
- New Case Review
- 2020 Census
- Safety Element Update
- Short-Term Rentals Ordinance Amendments
- Responsible Agency Reviews
- Cannabis Ordinance Amendments
- Agricultural Tiered Permitting
- Environmental Thresholds & Procedural Amendments - Administrative
- Safety Element Update
- Zoning Ordinance Amendments
- Hoops Structures Creaks/Streams Guidance Document
- Dangermond Preserve
- Farmstays Ordinance Amendments
- Environmental Thresholds Amendments – QOL and Administrative
- Safety Element Update
- 2020 Census
- Website Management
- Comprehensive Plan Digital Library
- ECAP Update
- Safety Element Update
- Short-Term Rentals Ordinance Amendments
- Utility Grade Solar Ordinance Amendments
- Countywide Buildout Study
- Homelessness Inter-Agency Policy Council
- New Case Review
- Utility Grade Solar Ordinance Amendments
- SoCal Gas Advanced Meter Ordinance Amendments
- Airport Land Use Compatibility Plan Amendments
- Coastal Resiliency LCPA
- Circulation Element Update
- Environmental Thresholds Amendments - VMTs
- Orcutt Community Plan Amendment
- Santa Claus Lane Streetscapes Project
- SBCAG JTAC and RTP/SCS Update
- Santa Claus Lane Streetscapes Project
- Airport Land Use Compatibility Plan Amendments
- Circulation Element Update
- Website Management
- Hollister Avenue – State Street Streetscapes Project
- Environmental Thresholds Amendments - VMTs
- ECAP Update (Interim GHGs Thresholds)
- Agricultural Tiered Permitting
- State Housing and Density Bonus Law Implementation
Recommended Work Program

- 4.5 FTEs for Required Services and Operations
- 6.5 FTEs Available for Projects/Programs
  - 6 mandated projects
  - 10 Board-directed projects
  - 1 privately-initiated project
  - 2 grant funded projects
    - 2 grant applications pending
- Request for 2 Additional Project Managers
- If Resources are Unavailable, Some Projects Would be Delayed
### Project Timelines

<table>
<thead>
<tr>
<th>PROJECT OR PROGRAM</th>
<th>TOTAL PROJECT COST ESTIMATE</th>
<th>Consultants</th>
<th>% COMPLETE</th>
<th>FY 2019-2020</th>
<th>FY 2020-2021</th>
<th>FY 2021-2022</th>
<th>FY 2022-2023</th>
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<td>SPRING</td>
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<td>SB 743 VMT Thresholds</td>
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<td>Utility Grade Solar Ord Amd</td>
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*Excludes work completed to date on FY 2019-2020 ordinance amendments (which still require Coastal Commission certification).
Board Request

Would one-time funding for consultants allow the Long Range Planning Division to complete all projects in the Work Program?
11 Projects with Consultant Services

• 9 Projects/Programs Underway
  • Advanced Meter SoCal Gas Ordinance Amendments
  • Agricultural Tiered Permitting Ordinance Amendments
  • Circulation Element Update
  • GHG Interim Thresholds
  • Hollister Avenue – State Street Streetscape Project
  • Orcutt Community Plan Amendment
  • Safety Element Update
  • Santa Claus Lane Improvements
  • SB 743 VMT Thresholds

• 2 Pending Projects
  • Utility Grade Solar Ordinance Amendments
  • Farmstays Ordinance Amendments
6 Projects without Consultant Services

• 5 Projects Underway
  • ADU Ordinance Amendments
  • Cannabis Ordinance Amendments
  • Coastal Resiliency LCP Amendments
  • Annual Ordinance Amendment Packages
  • State Density Bonus Housing Law Amendments

• 1 Pending Projects
  • Short-Term Rentals Coastal Zoning Ordinance Amendments
Potential Additional Use of Consultant Services

• Key Challenge
  • Insufficient project managers to oversee projects
  • Consultants can only take on a portion of projects; substantial staff resources are still necessary

• Tasks most suitable for consultants
  • Public outreach
  • Research/data analysis
  • Drafting ordinances
  • Technical studies
  • Environmental documents
Potential Additional Use of Consultant Services

• Programs with Potential to Add Consultants:
  • State Housing and Density Bonus Law Amendments
    • Objective Design Standards (SB 35 and AB 2162)
  • STRs Coastal Zoning Ordinance Amendments
Potential Additional Use of Consultant Services

• State Housing and Density Bonus Law Amendments
  • 7% complete
  • Consultant for multifamily objective design standards (SB 35 and AB 2162)
  • Staff resources needed for consultant oversight/contract management:
    • 1.5 FTE reduced to ≈ 1.3 FTE
  • Cost increase from $505,700 to $534,600
  • No change to estimated completion date

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### Potential Additional Use of Consultant Services

- **Short-Term Rentals Coastal Zoning Ordinance Amendments**
  - 0% complete
  - Use of consultant services for ordinance development, public outreach, and hearings
  - Staff resources needed with consultant oversight/contract management:
    - 0.5 FTE reduced to ≈ 0.3 FTE
  - Cost increase from $183,114 to $202,159
  - No change to estimated completion date

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FY 2020-21 Budget Workshops
Potential Additional Use of Consultant Services

- 6.5 FTE Required for Ongoing/Mandated/Grant Funded
  - ≈ 0.2 FTEs freed up with use of consultants for State Housing and Density Bonus Law Amendments
  - ≈ 0.2 FTEs freed up with use of consultants for Coastal STRs Amendments

- Estimated Cost for Use of Consultants
  - State Housing and Density Bonus Law Amendments - $50,000
  - Coastal STRs Amendments - $75,000

- With Use of Consultants Two Projects Added
  - Farmstays Ordinance Amendments
  - Short-Term Rentals Coastal Zoning Ordinance Amendments
Option 1

• Provide Expansion of 2 FTEs without Additional Use of Consultants
  • Projects proceed according to recommended Work Program

• Cost: $259,550 Ongoing Funding

• Long-Term Expansion of Division Capacity
Option 2

• No Staff Expansion & Additional Consultant Services
  • Additional consultant services
    • State Housing and Density Bonus Law Amendments
    • Coastal STRs Ordinance Amendments
  • Add two projects
    • Coastal Short-Term Rentals Ordinance Amendments
    • Farmstays Ordinance Amendments to FY 2021-2022
  • Identify ≈ 2.0 FTE of other projects to delay
  • Recommend delaying
    • Agricultural Tiered Permitting Ordinance Amendments
    • Utility Grade Solar Ordinance Amendments
    • Annual Zoning Ordinance Amendments

• Cost: $125,000 One-Time Consultant Costs
• Short-Term Expansion of Division Capacity
# Option 2 Projects Timelines

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<th>PROJECT OR PROGRAM</th>
<th>ESTIMATED TIMELINE OF REMAINING WORK</th>
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### PROJECTS FROM FY 2019-2020

- **ADU Ordinance Amendments**
  - FY 2020-2021: Develop Amendments/Hearings
  - FY 2021-2022: Finalize CCC Process
  - FY 2022-2023: Assist CSD
  - FY 2023-24: Assist CSD

- **Advanced Meter SoCal Gas Ord Amd**
  - FY 2020-2021: Hearings & Codification
  - FY 2021-2022: Public Process/Hearings
  - FY 2022-2023: Public Process/Hearings
  - FY 2023-24: Public Process/Hearings

- **AED LCP Amd**
  - FY 2020-2021: CCC Process
  - FY 2021-2022: Draft Ordinance Amendments
  - FY 2022-2023: Public Process/Hearings
  - FY 2023-24: CCC Process

### NEW PROJECTS

- **Comp Plan Consolidation**
  - FY 2020-2021: Develop Amendments/Hearings
  - FY 2021-2022: Final Design Work
  - FY 2022-2023: Final Design Work
  - FY 2023-24: Final Design Work

- **Energy Element Update**
  - FY 2020-2021: Vulnerability Assess., Public Process
  - FY 2021-2022: Adaptation Plan, EIR, CCC Process
  - FY 2022-2023: CCC Process
  - FY 2023-24: CCC Process

- **Environmental Justice Element**
  - FY 2020-2021: Ordinance Development, Public Process
  - FY 2021-2022: Hearings, CCC Process
  - FY 2022-2023: Public Process/Hearings
  - FY 2023-24: Public Process/Hearings

- **Housing Element Update**
  - FY 2020-2021: Annual Zoning Ord Amd
  - FY 2021-2022: One Package Per Fiscal Year
  - FY 2022-2023: One Package Per Fiscal Year
  - FY 2023-24: One Package Per Fiscal Year

- **Land Use Element Update**
  - FY 2020-2021: RHNA Process
  - FY 2021-2022: RHNA Process
  - FY 2022-2023: RHNA Process
  - FY 2023-24: RHNA Process

### Option 2 Projects Timelines

- **Agricultural Tiered Permitting Ord Amd**
  - FY 2020-2021: CCC Process
  - FY 2021-2022: Draft Ordinance Amendments
  - FY 2022-2023: Public Process/Hearings

- **Advanced Meter SoCal Gas Ord Amd**
  - FY 2020-2021: Hearings & Codification
  - FY 2021-2022: Public Process/Hearings
  - FY 2022-2023: CCC Process

- **Cannabis Ordinance Amendments**
  - FY 2020-2021: CCC Process
  - FY 2021-2022: Draft Element, EIR, Public Process/Hearings
  - FY 2022-2023: CCC Process

- **Coastal Resiliency LCP Amendments**
  - FY 2020-2021: Finalize CCC Process
  - FY 2021-2022: Assist CSD
  - FY 2022-2023: Assist CSD
  - FY 2023-24: Assist CSD

- **ECAP Amendments (CSD Support)**
  - FY 2020-2021: Assist CSD
  - FY 2021-2022: Assist CSD
  - FY 2022-2023: Assist CSD
  - FY 2023-24: Assist CSD

- **GHG Interim Thresholds**
  - FY 2020-2021: Prepare Thresholds
  - FY 2021-2022: Public Process/Hearings
  - FY 2022-2023: Public Process/Hearings

- **Hollister Avenue - State Street Project**
  - FY 2020-2021: Finalize Project/Hearings
  - FY 2021-2022: Public Process/Hearings

- **Safety Element Update**
  - FY 2020-2021: Vulnerability Assess., Public Process
  - FY 2021-2022: Adaptation Plan, EIR, CCC Process

- **Santa Claus Lane Improvements**
  - FY 2020-2021: Mitigation
  - FY 2021-2022: Final Design Work

- **SB 743 VMT Thresholds**
  - FY 2020-2021: Thresholds
  - FY 2021-2022: Public Hearings/Implementation

- **Short-Term Rentals CZO Ord. Amd**
  - FY 2020-2021: Develop Amendments
  - FY 2021-2022: Public Process/Hearings

- **State Housing and Density Bonus Law Amd**
  - FY 2020-2021: Ordinance Development, Public Process
  - FY 2021-2022: Hearings, CCC Process

- **Utility Grade Solar Ord Amd**
  - FY 2020-2021: Develop Amendments
  - FY 2021-2022: Public Process/Hearings

- **Hollister Avenue - State Street Project**
  - FY 2020-2021: Finalize Project/Hearings

- **Comp Plan Consolidation**
  - FY 2020-2021: Develop Amendments/Hearings

### Project Initiation Delayed to FY 21-22

- FY 2020-21 Budget Workshops
**Option 3**

- No Staff Expansion and No Consultant Funding – Reduce Workload by ≈ 2 FTE in FY 2021-2022
- Costs: N/A
- Existing Division Capacity Maintained

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<th>Option B</th>
<th>Option C</th>
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<td>Reduce State Density Bonus and Housing Law labor by 0.3 FTE (1.5 to 1.2 FTE)</td>
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### Option 3A Projects Timelines

#### PROJECTS FROM FY 2019-2020

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<td>Cannabis Ordinance Amendments</td>
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#### NEW PROJECTS

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#### ESTIMATED TIMELINE OF REMAINING WORK

- **SPRING**: Develop Amendments/Hearings
- **SUMMER**: Hearings & Codification
- **FALL**: CCC Process
- **WINTER**: Draft Ordinance Amendments
- **SUMMER**: Public Process/Hearings
- **FALL**: CCC Process
- **WINTER**: Draft Element, EIR, Public Process/Hearings
- **SUMMER**: CCC Process
- **FALL**: Finalize CCC Process
- **WINTER**: Assist CSD
- **SUMMER**: Assist CSD
- **FALL**: Assist CSD
- **WINTER**: Assist CSD
- **SUMMER**: Finalize Project/Hearings

#### PROJECT INITIATION

- Project Initiation Delayed to FY 21-22
- Level of Staff Resources Reduced Overall Timeline Extended
### Option 3B Projects Timelines

#### FY 2019-2020 Budget Workshops

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**PROJECTS FROM FY 2019-2020**

- ADU Ordinance Amendments: Develop Amendments/Hearings
- Advanced Meter SoCal Gas Ord Amd: CCC Process
- Agricultural Tiered Permitting Ord Amd: Hearings, Hearings & Codification
- Cannabis Ordinance Amendments: Public Process/Hearings, CCC Process
- Circulation Element Update: VMTs, Draft Ordinance Amendments
- Coastal Resiliency LCP Amendments: Finalize CCC Process
- ECAP Amendments (CSD Support): Assist CSD
- Farmstays Ordinance Amendments: Prepare Amendments
- Hollister Avenue - State Street Project: Finalize Project/Hearings
- Safety Element Update: Env Review Public Hearings
- San Juan Lane Improvements: Mitigation, Final Design Work
- SB 743 VMT Thresholds: Public Hearings/Implementation
- Short-Term Rentals CZO Ord. Amd: CCC Process
- State Housing and Density Bonus Law Amd: CCC Process
- UGS Amendments: Public Process/Hearings
- Annual Zoning Ord Amd: One Package Per Fiscal Year
- Comp Plan Consolidation: One Package Per Fiscal Year
- Energy Element Update: One Package Per Fiscal Year
- Environmental Justice Element: One Package Per Fiscal Year
- Housing Element Update: One Package Per Fiscal Year
- Land Use Element Update: One Package Per Fiscal Year

**LEVEL OF STAFF RESOURCES REDUCED OVERALL TIMELINE EXTENDED**

- Project Initiation Delayed to FY 21-22
Conclusion

• If 2 New PMs Provided, Work Program Progresses as Proposed

• If One Time Consultant Funding Provided – Two Projects Added
  • Farmstays Ordinance Amendments
  • Short-Term Rentals CZO Amendments

• Funding Constraints too Great for Expansion or Consultant Funding
  • Reduce workload by 2 FTEs and then:
    • Mandated Projects
    • Projects Underway
    • Grant Funded Projects
Long Range Planning Division
FY 2020-2023 Work Program

SPECIAL ISSUE