

**Santa Barbara County
2017 Comprehensive Plan Annual Progress Report**



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February 28, 2018

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Santa Barbara County 2017 Comprehensive Plan Annual Progress Report

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Fiscal Year 2016-2017

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1. Purpose of the Annual Progress Report

In accordance with Government Code Section 65400, the Planning and Development Department (P&D) prepared this annual progress report for the Montecito Planning Commission (MPC), County Planning Commission (PC), Board of Supervisors, Governor's Office of Planning and Research (OPR), and California Department of Housing and Community Development (HCD). This report describes the status of the County's general plan (Comprehensive Plan), including the 2015-2023 Housing Element Update, and the County's progress in implementing the plan from January 1, 2017 through December 31, 2017. It also describes the County's progress in meeting its share of regional housing needs and removing governmental constraints to the maintenance, improvement, and development of housing within the unincorporated areas of Santa Barbara County.

Government Code Section 65400(a)(2)(B) requires this annual progress report to use tables prepared by HCD to present various types of housing data. Attachment 1 contains these tables.

The Montecito and County Planning Commissions conducted public hearings to review and receive public comments on this report on February 21 and February 28, 2018, respectively. The Board of Supervisors will receive and file the report at a public hearing on March 20, 2018, where the public will have an additional opportunity to comment on the report.

The MPC, PC, and Board of Supervisors oversee implementation of the Comprehensive Plan. The Long Range Planning Division of P&D plays a lead role in carrying out programs and projects to implement the Comprehensive Plan. As shown in Table 1, the Comprehensive Plan includes 13 elements (seven mandatory elements, five optional elements, as well as the Coastal Land Use Plan). The County has also adopted 10 community plans, three zoning ordinances, and other ordinances to help implement adopted land use goals and policies.

The Long Range Planning Division prepares an annual (fiscal year) work program that outlines ongoing and proposed programs and projects designed to update, improve, and otherwise implement the Comprehensive Plan for the fiscal year (July 1 through June 30). This annual progress report summarizes programs and projects from the second half of the previous 2016-2017 Work Program and the first half of the current 2017-2018 Work Program. Attachment 2 is a copy of the Long Range Planning Division Fiscal Year 2018-2019 Work Program. The Board of Supervisors will take final action on Long Range Planning Division's budget and the Fiscal Year 2018-2019 Work Program in June 2018.

Table 1
Santa Barbara County Comprehensive Plan Elements

Mandatory Elements	Year Adopted	Last Comprehensive Update¹	Last Amendment²
Circulation Element	1980	N/A	2014
Coastal Land Use Plan	1982	N/A	2014
Conservation Element	1979	N/A	2010
Housing Element	1969	2015	N/A
Land Use Element	1980	N/A	2015
Noise Element	1979	N/A	1997
Open Space Element	1979	N/A	1991
Seismic Safety & Safety Element	1979	N/A	2015
Optional Elements			
Agricultural Element	1991	N/A	N/A
Energy Element	1994	N/A	2015
Environmental Resource Management Element	1980	N/A	1991
Hazardous Waste Element	1990	N/A	N/A
Scenic Highways Element	1975	N/A	1991
Community Plans			
Eastern Goleta Valley	2015 – Inland 2017 - Coastal	N/A	N/A
Gaviota Coast	2016 ³	N/A	N/A
Goleta	1993	N/A	1995
Los Alamos	2011	N/A	N/A
Mission Canyon	2014	N/A	N/A
Montecito	1992	N/A	1995
Orcutt	1997	N/A	2012
Santa Ynez Valley	2009	N/A	N/A
Summerland	1992	N/A	2014
Toro Canyon	2002 - Inland 2004 - Coastal	N/A	N/A

¹ A *comprehensive update* means the County completed a comprehensive review and update of the entire element.

² An *amendment* means the County completed a minor or limited amendment(s) to a portion(s) of the element.

³ The County adopted the Gaviota Coast Plan on November 8, 2016. The Coastal Zone portion of the plan will not take effect until the California Coastal Commission (CCC) certifies that portion of the plan. The County submitted the plan to the CCC for certification on December 20, 2016. The County expects the CCC to take action on the plan in spring 2018.

2. Structure of the Comprehensive Plan and Supporting Documents

The structure of the Comprehensive Plan reflects the requirements of state law and the direction of the Board of Supervisors over the last three decades. State law provides the minimum requirements for the seven mandatory elements of the Comprehensive Plan and the Coastal Land Use Plan. However, the County has created an approach that exceeds minimum requirements based upon extensive public input, technical recommendations from staff, and direction from the Planning Commissions and Board of Supervisors.

State law requires that the County periodically update the Housing Element of the Comprehensive Plan, underscoring the statewide importance of providing adequate housing opportunities for residents of all abilities and income levels. In part, the County must identify demographic and employment trends that affect housing supply and demand, refine programs and policies that support the state's housing goals, and remove local regulatory barriers. The statutory deadline for the update of the 2009-2014 Housing Element was February 15, 2015. The County met this deadline; the Board of Supervisors adopted the 2015-2023 Housing Element Update on February 3, 2015.

The Comprehensive Plan includes community plans that address planning issues within defined geographic areas. The County has adopted community plans for Eastern Goleta Valley, Gaviota Coast, Goleta, Los Alamos, Mission Canyon, Montecito, Orcutt, Santa Ynez Valley, Summerland, and Toro Canyon.

The County has adopted three zoning ordinances, which consist of the County Land Use and Development Code (LUDC) (Santa Barbara County Code, Chapter 35, Section 35-1), Montecito Land Use and Development Code (MLUDC) (Ibid., Chapter 35, Section 35-2), and Coastal Zoning Ordinance (CZO) (Ibid., Chapter 35, Article II). These zoning ordinances play an important role in implementing the Comprehensive Plan, including the Coastal Land Use Plan. State law requires that zoning ordinances and associated zoning districts be consistent with the Comprehensive Plan. The County zoning maps zone each property within the unincorporated portions of Santa Barbara County (e.g., residential, commercial, industrial). The zoning ordinances specify the land uses allowed in each specific zone. They also specify setbacks, height limits, parking requirements, minimum lot sizes, and other development standards and regulations.

The County has also adopted several other ordinances to help implement the Comprehensive Plan, such as the Sign Regulations (Ibid., Chapter 35, Article I), Deciduous Oak Tree Protection and Regeneration Ordinance (Ibid., Article IX), and Medical Marijuana Regulations (Ibid., Article X).

3. Comprehensive Plan Amendments and Implementation Activities for 2017

The Planning and Development Department helps maintain and implement the Comprehensive Plan. The following subsections describe the programs and projects that P&D undertook in 2017, starting with Housing Element implementation projects. Subsequent subsections list projects that implement other elements of the Comprehensive Plan in alphabetical order.

Housing Element Implementation

The 2015-2023 Housing Element Update contains 37 programs with separate timeframes to help meet the housing goals and needs of the unincorporated areas of Santa Barbara County. In 2017, the County made significant progress implementing six of these programs and meeting its share of regional housing needs. The following paragraphs summarize these programs:

- Program 1.4 – Tools to Incentivize High-Quality Affordable Housing. On January 1, 2017, new state laws went into effect regarding the permitting of accessory dwelling units (ADUs). Specifically, Assembly Bill 2299 and Senate Bill 1069 amended Government Code Section 65852.2 to reduce barriers and expand opportunities for ADUs in order to create additional housing opportunities in California. Assembly Bill 494 and Senate Bill 229, both effective January 1, 2018, further amended Section 65852.2 to clarify certain provisions of the previous legislation and expand the circumstances under which cities and counties may allow ADUs.

In 2017, staff prepared draft zoning ordinance amendments to comply with State laws regarding the permitting of ADUs. These amendments streamline the permit process and include development standards consistent with the limitations of Government Code Section 65852.2. Staff prepared and presented the final draft amendments to the MPC and PC in January 2018. Staff expects that the Board of Supervisors will consider adopting these amendments in summer 2018.

The County is also considering zoning ordinance amendments to streamline the permit process for agricultural employee dwellings. Staff is developing these amendments as part of the Agricultural Tiered Permitting project. Please see the project description on page 6 for additional information.

- Program 1.10 – State Density Bonus Law (SDBL) Update. The SDBL Update expands the scope of Housing Element Program 1.10. It will amend the County’s zoning ordinances to comply with four state assembly bills passed in September 2016 (AB 2442, 2556, 2501, and 1934). Specifically, this project will update zoning ordinance provisions related to density bonuses for eligible affordable housing projects. Thus, the SDBL Update will expand opportunities for the development of affordable housing in unincorporated Santa Barbara County. Staff began analyzing the new bills in fall 2017 and will begin drafting zoning ordinance amendments in winter 2017/2018. Staff expects to present the amendments to the MPC, PC, and Board of Supervisors for adoption at public hearings in summer 2018.
- Program 1.13 – Isla Vista Monitoring. Program 1.13 directs the County to monitor housing development within the unincorporated community of Isla Vista. Accordingly, this annual progress report includes housing permit activity within Isla Vista from 2009 through 2017. Please see pages 12 and 13 for additional information.

- Program 1.16 – Design Residential (DR) Zone Modifications. Program 1.16 directs the County to create incentives for new affordable, special needs, and senior housing projects. To effect Program 1.16, the County amended its zoning ordinances to: (1) increase the height limit from 35 feet to 40 feet, (2) reduce the minimum open space requirement from 40 percent to 30 percent, (3) reduce the parking requirements, and (4) increase the maximum site coverage from 30 percent to 40 percent.

The Board of Supervisors adopted these zoning ordinance amendments in September 2016 and the amendments went into effect in the Inland Area in October 2016. In December 2016, the County submitted the amendments to the CCC for review and certification. The CCC certified the amendments in September 2017 and, therefore, the amendments are now in effect in the Coastal Zone.

- Program 2.4 – Farmworker Housing. Program 2.4 directs the County to consider actions that further streamline the permit process for agricultural employee housing. The County is implementing Program 2.4 concurrent with Agricultural Tiered Permitting. In part, this project may include zoning ordinance amendments that streamline the permit procedures and reduce the permit requirements for agricultural employee housing. Please see page 6 for additional project information.
- Program 2.8 – Transitional and Supportive Housing. Program 2.8 directs the County to amend its zoning ordinances to be consistent with state law regarding the permitting of transitional and supportive housing. Government Code 65583(a)(5) requires the County to allow transitional and supportive housing as residential uses, subject only to those restrictions that apply to other residential uses of the same type in the same zone. Accordingly, staff developed amendments to the MLUDC, LUDC, and CZO that added definitions of transitional and supportive housing and explicitly permitted those housing types as residential uses with no additional restrictions.

In spring 2017, staff conducted public outreach and presented proposed zoning ordinance amendments to the MPC and PC. In June 2017, the Board of Supervisors voted unanimously to adopt the proposed amendments. Staff submitted the CZO amendments to the CCC in September 2017 and received certification in December 2017. The amendments are now in effect in both the Inland Area and Coastal Zone.

Advanced Meter Zoning Ordinance Amendment

The LUDC regulates how the County permits telecommunication facilities. The Southern California Gas Company (SCG) is proposing new facilities to support its Advanced Metering Program. Rather than apply for numerous individual permits, SCG may seek approval for these facilities as one project via an amendment to the LUDC. The County is supporting this effort and, using funds provided by SCG, has hired a consultant to draft the amendment and prepare the environmental documents for this project, pursuant to the requirements of the California Environmental Quality Act (CEQA). As of December 2016, staff was working with SCG and the consultant to develop the project description and assess existing environmental conditions. In January 2017, SCG requested the consultant and staff to cease processing this project until further notice from SCG.

Agricultural Tiered Permitting

The Agricultural Tiered Permitting project will propose ordinance amendments to the LUDC and CZO to streamline or eliminate the permits for compatible, small-scale uses that support and encourage the continuation of local agricultural operations. The project will evaluate permit procedures that were developed as a part of the Gaviota Coast Plan and determine whether those concepts would be appropriate for rural agricultural lands throughout the county.

To help implement Housing Element Programs 1.4 and 2.4, the project will also explore the possibilities to further streamline the permit procedures for agricultural employee dwellings. Staff expects to complete draft zoning ordinances amendments and public outreach for this portion of the project in spring 2018. Staff also expects to present the proposed amendments to the MPC, PC, and Board of Supervisors in summer 2018.

In 2017, the County reviewed the current zoning permit structure for agricultural uses and drafted proposed amendments to reduce or eliminate the permit requirements for small-scale agricultural operations and allow compatible new uses in AG-II zones. Staff expects to complete public outreach in spring 2018 and begin preparation of an environmental impact report (EIR) in summer 2018.

Cannabis Land Use Ordinance

In November 2016, California voters approved Proposition 64, the Adult Use of Marijuana Act (AUMA), which allows adult-use and commercial cannabis activities. In February 2017, the Board of Supervisors created an ad hoc subcommittee to create regulations for adult-use and commercial cannabis activities in the unincorporated areas of the county. The Board of Supervisors also directed staff to return with an urgency ordinance prohibiting nonmedical cannabis cultivation and other cannabis. Staff returned with an urgency ordinance in May 2017, which the Board of Supervisors adopted. In June 2017, staff contracted a consultant to prepare an EIR. Throughout 2017, staff held multiple public meetings while drafting the project description and EIR. Staff published the final EIR on December 22, 2017. In 2018, staff will hold final approval hearings with the MPC, PC, and Board of Supervisors.

Coastal Resiliency Project

The County collaborated with consultants and technical stakeholders from many local organizations to model sea level rise and other coastal hazards along the entire county coastline. The models identified changes in future coastal erosion and coastal flooding, and enabled development of a Sea Level Rise and Coastal Hazards Vulnerability Assessment. The County is using this information to amend the Local Coastal Program (LCP) to plan for mitigation of potential hazards that would affect infrastructure, ecological resources, and community assets. Staff conducted public outreach on the vulnerability assessment and the draft LCP amendment from August through October 2017, and began the public hearing process in December 2017. Staff anticipates that the Board of Supervisors will adopt the project by June 2018 and the California Coastal Commission (CCC) will certify the project and LCP amendment in spring/summer 2019.

Eastern Goleta Valley Community Plan

The Eastern Goleta Valley Community Plan (EGVCP) includes policies and other provisions to regulate and guide future growth and improvements in the plan area. The EGVCP seeks to facilitate a mix of housing types sufficient to meet local needs; create a thriving local economy; provide for

sustainable agriculture and infrastructure; create a well-designed, efficient, and safe multimodal transportation network; and conserve cultural and natural resources. To help implement Housing Element Program 1.3 (Community Plan Rezones), the EGVCP rezoned six housing opportunity sites to provide a mix of housing types. Five of these sites were rezoned Design Residential-20 (DR-20), allowing a density of 20 units per acre and up to 549 potentially affordable residential units. The sixth site, the Hollister Avenue – State Street commercial corridor, was rezoned Mixed Use (MU) to encourage revitalization of the corridor and allow a mix of commercial uses with up to 163 residential units.

On October 20, 2015, the Board of Supervisors adopted the EGVCP, which went into effect in the Inland Area. In December 2015, the County submitted the EGVCP and related CZO amendments to the CCC. Throughout 2016 and 2017, P&D staff coordinated with CCC staff regarding the CCC staff's suggested modifications to the EGVCP. In August 2017, the CCC certified the EGVCP and CZO amendments with modifications. In November 2017, the Board of Supervisors accepted those modifications. As a result, the EGVCP and related CZO amendments are now in effect in the Coastal Zone.

Eastern Goleta Valley Environmentally Sensitive Habitat Mapping

Action ECO-EGV-5A of the EGVCP requires the County to study and update the plan's Environmentally Sensitive Habitat/Riparian Corridor (ESH/RC) Overlay Map to reflect the current extent of known biological resources and habitat areas in the foothills above Eastern Goleta Valley. The update will use existing vegetation, 2015 aerial photography, and limited fieldwork to map the environmentally sensitive habitat and riparian corridors.

In 2017, staff selected a consultant who completed vegetation mapping and began preparing a draft updated ESH/RC map. Staff plans to conduct community outreach in winter 2018. Staff expects to present the map and accompanying EGVCP amendment to the PC and Board of Supervisors in late spring/summer 2018.

Energy and Climate Action Plan Implementation

In May 2015, the Board of Supervisors adopted and appropriated funds to implement the County's Energy and Climate Action Plan (ECAP). In fall 2015, the County Executive Office formed the County Sustainability Committee to help implement and monitor progress on the ECAP. County departments responsible for implementing emission reduction measures within the ECAP reported regularly to the County Sustainability Committee throughout 2017. Staff collected data to track the County's progress on the ECAP and presented an annual report to the Board of Supervisors on September 12, 2017.

Notable plan implementation efforts in 2017 included completion of a feasibility study for a "community choice energy" electric utility, approval of the Tajiguas Landfill Resource Recovery project, initiation of a greenhouse gas emission inventory update, and initiation of a plan to utilize green business strategies for County facilities and operations. Staff also continued community outreach regarding energy efficiency programs, which included the launch of a County sustainability website.

Gaviota Coast Plan

The Gaviota Coast Plan is the first long-term land use plan for the Gaviota Coast since the County adopted its Land Use Element and Coastal Land Use Plan in 1980 and 1982, respectively. The plan provides updated policies that reflect community values, trends, and conditions, and protect the region's unique characteristics and rural setting. In addition, the plan addresses topics such as agricultural stewardship, natural resources and coastal protection, cultural resources preservation, recreation, public coastal access, and scenic resources.

On November 8, 2016, the Board of Supervisors adopted the Gaviota Coast Plan, which is now in effect in the Inland Area. On December 16, 2016, the County submitted the Gaviota Coast Plan and related CZO amendments to the CCC for review and certification. CCC staff determined the County's submittal legally adequate on March 30, 2017. The County anticipates that the CCC will consider certifying the plan in summer 2018. Once certified, the plan will take effect in the Coastal Zone.

Hollister Avenue – State Street Streetscape Improvement Project

The Long Range Planning Division and the Public Works Department are working together on this multi-year project to improve the public roadway and streetscape on Hollister Avenue – State Street. This area provides a “gateway” corridor between the city of Santa Barbara and Eastern Goleta Valley. Action TC-EGV-1E of the EGVCP directs the County to enhance circulation of this corridor through multimodal improvements, streetscape planning, and roadway capacity improvements. Accordingly, this project aims to revitalize the commercial area with mixed-use zoning and a “complete streets” design.

The Public Works Department is designing roadway and circulation improvements for the corridor. The Long Range Planning Division is producing a conceptual streetscape improvements plan to address lighting, landscaping, transit structures, bike lanes, sidewalks, and other public streetscape improvements.

In 2017, the Long Range Planning Division developed the First Draft Conceptual Streetscape Improvements Plan in close coordination with the Public Works Department. Staff presented the First Draft Plan at a South Board of Architectural Review (SBAR) hearing and a public open house. Staff incorporated public comments and presented a Second Draft Plan to the SBAR at a second public hearing. In 2018, staff expects to complete a final draft plan and an EIR/Environmental Assessment for the entire project.

Hoop Structures Ordinance Amendment Project

The Hoop Structures Ordinance Amendment project will amend the LUDC to address the permit requirements for hoop structures and shade structures on agriculturally zoned lands in the Inland Area of unincorporated Santa Barbara County. The amendment may create a permit exemption for hoop structures and shade structures that are located in agricultural zones and are less than 20 feet in height. This project may also establish a development plan requirement for hoop structures and shade structures taller than 20 feet. Environmental review is currently underway and staff anticipates that the PC and Board of Supervisors will consider the proposed ordinance amendments in summer 2018.

Montecito Architectural Guidelines and Development Standards Limited Update, Phase II

Phase II of the *Montecito Architectural Guidelines and Development Standards (Guidelines)* Limited Update addresses the size of detached accessory buildings on residential lots in Montecito. In particular, this project proposes to amend the *Guidelines*, MLUDC, and CZO to clarify existing size and rear setback regulations, reduce the height limit in the Inland Area, add a lot coverage regulation, and implement new floor area guidelines for detached accessory buildings.

In 2017, staff drafted *Guidelines* and zoning ordinance amendments and conducted public outreach, including four hearings with the Montecito Board of Architectural Review (MBAR) and two hearings with the MPC. The Board of Supervisors will hold a public hearing to consider adopting these amendments in February 2018. Staff expects to forward the adopted *Guidelines* and CZO amendments to the CCC for review and certification in spring 2018.

Santa Claus Lane Beach Access, Parking, and Street Improvements

This multi-year project is planning beach access and streetscape improvements for an approximately one-half mile segment of frontage road and beach located between Summerland and Carpinteria (Santa Claus Lane). It implements Actions PRT-TC-2.4 and CIRC-TC-0.2 of the Toro Canyon Plan, which direct the County to pursue formal coastal access and improve circulation on Santa Claus Lane, respectively. The beach access component of the project includes a pedestrian at-grade rail crossing to provide safe access to Padaro Beach. The streetscape component of the project will provide additional parking, restrooms, bike lanes, crosswalks, sidewalks, and landscaping. It also includes a roundabout at the intersection of Santa Claus Lane and Sand Point Road.

In 2017, P&D prepared biological and cultural resources studies, initiated environmental review, and submitted an application for the railroad crossing to the California Public Utilities Commission. P&D staff also worked with CCC staff to prepare a Local Coastal Plan Amendment that proposes new wetland policies, standards, and mitigation measures for this and other projects that may affect wetlands. The Public Works Department completed 65 percent construction plans for all streetscape improvements. It also began excess land determination negotiations with Caltrans to secure additional right-of-way for the project. In 2018, the County will continue work on the construction plans and process a Coastal Development Permit for the project.

Short Term Rentals (STRs) Ordinance

In summer 2015, the Board of Supervisors directed staff to review and clarify zoning ordinance regulations concerning the use of STRs. Accordingly, staff conducted extensive public outreach regarding the use and regulation of STRs. Staff held four public meetings and made multiple presentations to the Agricultural Advisory Committee, Agricultural Preserve Advisory Committee, and Planning Commissions. On December 6, 2016, staff presented proposed ordinance amendments to the Board of Supervisors, who then directed staff to return with additional information.

Staff attended two additional public hearings of the Board of Supervisors in June and October 2017. At the October 2017, hearing, the Board of Supervisors approved an ordinance that (1) allows STRs in certain Commercial zones and in the STR-Coastal Zone Historic Overlay Zone; (2) prohibits STRs in Residential, Agricultural, Mixed Use, Resource Protection, Industrial, and certain Special Purpose zones; and (3) allows homestays in Residential some Agricultural zones. These amendments went into effect in the Inland Area in November 2017. Staff submitted the CZO amendments to the CCC in December 2017. Staff anticipates that the CCC will consider certifying the CZO amendments in 2019.

4. Housing Element Activity

2015-2023 Housing Element Update

Government Code Section 65585 mandates that the County periodically update the Housing Element of its Comprehensive Plan. The most recent update (2015-2023) was due to HCD by February 15, 2015. The County met this statutory deadline by adopting the 2015-2023 Housing Element Update on February 3, 2015. It then submitted the update to HCD for review. In a letter dated April 29, 2015, HCD stated: “[HCD]...is pleased to find the adopted housing element in full compliance with State housing element law (GC, Article 10.6).” Upon meeting the February 3, 2015 statutory deadline, the County shifted from a five-year to an eight-year housing element planning period/update cycle.

The 2015-2023 Housing Element Update focuses on the needs of extremely low income, very low income, moderate income, workforce, and special needs households. The update identifies current demographic and employment trends that may affect existing and future housing demand, refines existing programs and adds new programs that support the state’s housing goals, and addresses barriers that result in a lack of adequate housing for all segments of the population.

Housing Programs Progress Update

The 2015-2023 Housing Element Update includes 37 programs to implement its goals and policies and otherwise meet the housing needs of the unincorporated county. Some of these programs are ongoing while others have specific timeframes for completion. Table C of Attachment 1 of this annual progress report summarizes the status of each program. In addition, the subsection titled “Housing Element Implementation” in Section 3 (Comprehensive Plan Amendments and Implementation Activities for 2017), above, summarizes actions that the County took in 2017 to implement several of these programs.

Attachment 2 of this annual progress report contains the Long Range Planning Division Fiscal Year 2018-2019 Work Program (July 1, 2018 through June 30, 2019). The work program proposes to continue implementing three Housing Element programs initiated in 2017, including Program 1.4 (Tools to Incentivize High-Quality Affordable Housing), Program 2.4 (Farmworker Housing), and Program 1.10 (State Density Bonus Law).

Regional Housing Needs Allocation (RHNA)

In June 2013, the Board of Directors of the Santa Barbara County Association of Governments (SBCAG) adopted the *Regional Housing Needs Allocation (RHNA) Plan 2014-2022*. The RHNA Plan addresses the fifth housing element cycle, which covers an 8.75-year RHNA projection period (January 1, 2014 to September 30, 2022) and an eight-year planning period (February 15, 2015 to February 15, 2023).

In part, the RHNA Plan includes an updated allocation of new housing units that each of the nine cities (incorporated areas) and the County (unincorporated areas) must accommodate in their contemporaneous Housing Elements (e.g., 2015-2023 Housing Element Update). The allocation for the unincorporated areas of the county for the 2014-2022 RHNA projection period was 661 housing units. Table 2 shows how the RHNA plan distributed these units into household income categories.

Appendix B (Land Inventory) of the 2015-2023 Housing Element Update demonstrates that the County has adequate sites zoned and suitable for residential development to meet its RHNA. As summarized in Table 2, the land inventory demonstrates a total capacity of 5,153 units, exceeding the overall RHNA of 661 units. The land inventory also exceeds the specific RHNA for each income category. As a result, the County did not need to rezone any sites concurrent with adoption of the 2015-2023 Housing Element Update.

Income Category	RHNA (units)	Land Inventory (units)
Very Low/Low	265	853
Moderate	112	581
Above Moderate	284	3,719
Total	661	5,153

Affordable Housing Income Categories and Income Limits

For purposes of this annual progress report, staff divided affordable housing into three household income categories: very low, low, and moderate. HCD provides updated household income limits for each household income category once a year based upon income limit revisions the U.S. Department of Housing and Urban Development (HUD) makes to its Section 8 Housing Voucher Program. The household income limits vary based on household size. Table 3 shows Santa Barbara County’s household income limits for 2017. The limits are based upon a percentage of area median income for Santa Barbara County, adjusted for household size, with a four-person household used as the baseline. The area median household income in 2017 for the County was \$53,950 for a household of one, \$61,700 for a household of two, \$69,400 for a household of three, \$77,100 for a household of four, and \$83,250 for a household of five. These figures are subject to change in spring 2018.

Income Level	Number of Persons in Household				
	1	2	3	4	5
Very Low Income	31,500	36,000	40,500	45,000	48,600
Low Income	50,450	57,650	64,850	72,050	77,850
Moderate Income	64,750	74,000	83,250	92,500	99,900

Source: California Department of Housing and Community Development

Annual Progress Report Housing Tables

Government Code Section 65400 requires annual progress reports to use tables from HCD to summarize housing activities throughout the reporting period. Attachment 1 includes the tables for the unincorporated area of Santa Barbara County for the current reporting period (January 1, 2017 through

December 31, 2017). The tables include data on annual building activity (Tables A, A2, and A3), RHNA progress (Table B), and Housing Element program implementation status (Table C).

2017 Housing Production

Table 4 lists the number of building permits that the County issued for new residential units (organized by income category) within the unincorporated areas of Santa Barbara County for calendar years (January 1 to December 31) 2015 through 2017. The table (final row) also lists the County’s 2014-2022 RHNA.

The County has made substantial progress in meeting its share of regional housing needs in the first three years of the current eight-year (2015-2023) housing element planning period. For example, Table 4 shows that the County has nearly met its housing needs for the moderate and above moderate-income categories. It has also met approximately 40 percent of its housing needs for the very low and low-income categories.

Housing production increased significantly in 2017. The County issued building permits for 208 units in 2017 compared to 51 units in 2016. The building permits issued in 2017 included 10 mobile homes, 10 accessory dwelling units, 61 multifamily dwellings, and 127 single-family dwellings. Three units were farmworker or agricultural employee dwellings. Of the 208 units, eight units, or approximately four percent, qualified as affordable to very low-income households; one unit, or approximately one percent, qualified as affordable to low-income households; 54 units, or approximately 26 percent, qualified as affordable to moderate-income households; and 145 units, or approximately 69 percent, qualified as affordable to above moderate-income households.

Year	Very Low	Low	Moderate	Above Moderate	Total
2015	49	41	44	94	228
2016	0	7	13	31	51
2017	8	1	54	145	208
Total	57	50	111	269	487
RHNA	265		112	284	661

Housing Permit Activity within Isla Vista

Program 1.13 (Isla Vista Monitoring) of the 2015-2023 Housing Element Update directs the County to monitor housing development within the unincorporated community of Isla Vista. Specifically, Program 1.13 states: “The County shall prepare the Annual Progress Report to monitor housing production in Isla Vista based on existing County Zoning Ordinances. After IVMP is in effect, the County shall monitor the effectiveness of the IVMP in producing varied housing types...”

The Board of Supervisors adopted the IVMP in August 2007, which encourages mixed-use development, implements a form-based code, and allows residential housing at densities up to 45 units per acre. Isla Vista is located in the Coastal Zone and, therefore, the CCC must certify the IVMP

before it can go into effect. In November 2007, the County submitted the IVMP to the CCC. However, CCC staff never deemed the submittal complete. In part, CCC staff raised concerns about coastal access parking.

Staff worked with community stakeholders and CCC staff and completed a revised IVMP in late 2015. In March 2016, the Board of Supervisors conducted a public hearing and passed a motion to take no action on the revised IVMP. Some supervisors felt the proposed form-based code and residential housing densities no longer reflected the community’s long-term vision. Some were also concerned about the impact that the IVCSA could have on parking programs and other aspects of the IVMP.

The Board of Supervisors has not allocated funding for further revisions to the IVMP. Therefore, no additional work has occurred on the IVMP, and new development in Isla Vista remains subject to existing County plans and zoning ordinances (e.g., Goleta Community Plan, Coastal Land Use Plan, CZO).

Table 5 summarizes the housing production by household income category in Isla Vista from 2009 through 2017. Seventy-eight units, or 40 percent, of the 196 new units were for affordable to very low income and low-income households. Eighty-seven units, or 44 percent, were for affordable to moderate income households. Thirty-one units, or 16 percent, were for affordable to above moderate-income households.

From 2015 through 2017, the County did not issue any building permits for new housing units in Isla Vista. This represents a significant drop in housing production compared to the production that occurred from January 1, 2011 to December 31, 2013. Dissolution of the Isla Vista Redevelopment Agency in 2012 and the slow recovery from the Great Recession may have contributed to this downturn in housing development.

Year	Very Low	Low	Moderate	Above Moderate	Total
2009	0	2	0	0	2
2010	0	0	0	0	0
2011	0	14	57	0	71
2012	1	22	29	29	81
2013	32	7	1	0	40
2014	0	0	0	2	2
2015	0	0	0	0	0
2016	0	0	0	0	0
2017	0	0	0	0	0
Total	33	45	87	31	196

5. Housing Permit Activity in Mission Canyon

The Mission Canyon Plan area encompasses approximately 1,122 acres within the unincorporated area of Santa Barbara County. The plan area adjoins the city of Santa Barbara and extends north into the foothills of the Santa Ynez Mountains. Development within this urban to semi-rural area consists primarily of single-family residences on relatively small to moderate size lots. No commercial or industrial development exists within the plan area.

The County administers zoning and building permits for new development within the Mission Canyon Plan area. However, the city of Santa Barbara provides municipal water and sewer services in portions of the plan area. As a result, the city approves new water and sewer service connections and monitors development trends and the associated demand for these services.

In April 2014, the Board of Supervisors adopted the Mission Canyon Community Plan. The Mission Canyon Community Plan replaced the Mission Canyon Area Specific Plan (October 1984). The associated land use designations and zoning districts may allow up to an additional 195 single-family dwellings in the plan area. The Board of Supervisors' motion to adopt the Mission Canyon Community Plan included the following directive: "Direct Planning and Development staff to provide an annual report to the City of Santa Barbara detailing the major housing units that were approved or completed in the Mission Canyon Community Plan Area during the reporting year." This directive and annual progress report will help the city of Santa Barbara monitor new development within the plan area.

"Major housing units...approved or completed" means new single-family dwellings for which the County has issued land use and building permits and conducted a final building inspection. "Major housing units" exclude remodels, additions, accessory structures, and other minor residential development that improve or are associated with existing single-family dwellings.

From January 1, 2017 through December 31, 2017, the County approved two land use permits for new single-family dwellings in the Mission Canyon Plan area. The County did not finalize any building permits (i.e., complete final building inspection) for the plan area in 2017, meaning no new construction was completed. However, the County issued three building permits to rebuild single-family dwellings lost in the Jesusita fire of 2009. These replacement units do not add net new housing to the county and, therefore, do not count toward the County's RHNA. However, for purposes of reporting to the city of Santa Barbara, these issued building permits are included in Table 7 below. Tables 6 and 7, respectively, summarize the key information regarding these land use and building permits and the associated dwellings, including location, lot size, unit size, and source of water supply and method of wastewater disposal.

Table 6 Mission Canyon Housing Unit Production Housing Units Approved (Land Use Permits Approved) January 1, 2017 – December 31, 2017									
Unit Type	APN	Land Use Permit Number	Address	Lot Size (acres)	Unit Size (square feet)	Water	Waste Water	Project	Zone District
Single-family dwelling	023-172-001	14LUP-00000-00144	849 Cheltenham Road	0.18	2,907 sf	City of SB	Mission Canyon Sanitary	New single-family dwelling	7-R-1
Single-family dwelling	023-031-012	16LUP-00000-00076	1453 Orange Grove Ave	0.21	1,983 sf	City of SB	Onsite treatment	New single-family dwelling	1-E-1

Table 7 Mission Canyon Housing Unit Production Housing Units to be Constructed (Building Permits Issued) January 1, 2017 – December 31, 2017									
Unit Type	APN	Building Permit Number	Address	Lot Size (acres)	Unit Size (square feet)	Water	Waste Water	Project	Zone District
Single-family dwelling	023-330-001	14BDP-00000-01017	2805 Spyglass Ridge Road	2.76	3,167 sf	City of SB	Onsite treatment	2009 Jesusita Fire Rebuild	RR-5
Single-family dwelling	023-330-014	14BDP-00000-01052	1405 Mission Canyon Road	2.58	2,412 sf	City of SB	Onsite treatment	2009 Jesusita Fire Rebuild	RR-5
Single-family dwelling	023-350-010	17BDP-00000-00508	1415 Paseo del Ocaso	1.30	1,884 sf	City of SB	Onsite treatment	2009 Jesusita Fire Rebuild	RR-5

6. Redevelopment Activity

On February 1, 2012, Assembly Bill X1 26 dissolved all redevelopment agencies (RDAs) in California, including the County of Santa Barbara Redevelopment Agency in Isla Vista (IVRDA). This bill also required RDAs to transfer their assets and liabilities to “successor agencies.” On January 10, 2012, the Board of Supervisors directed that Santa Barbara County become the successor agency to the former IVRDA. As a result, the County now controls the former IVRDA's assets and liabilities.

Subsequent state legislation included in Senate Bill 341 (SB 341) (California Health and Safety Code Section 34176.1(f), effective January 1, 2014) addressed particular provisions and functions relating to former RDAs and new successor agencies. In part, SB 341 requires successor agencies to prepare and submit annual reports on the Low and Moderate Income Housing Asset Fund to the State Controller and HCD. In addition, SB 341 requires that the Comprehensive Plan Annual Progress Report contain certain successor agency financial information.

The County Housing and Community Development Division (HCD) prepares reports to address the reporting requirements in SB 341. Attachment 3 of this annual progress report contains the most recent report, titled “County of Santa Barbara, Housing Successor Annual Report, Low and Moderate Income Housing Asset Fund, Fiscal Year 2016-2017.”

7. Long Range Planning Division Fiscal Year 2018-2019 Work Program

Attachment 2 of this annual progress report contains the Long Range Planning Division Fiscal Year 2018-2019 Work Program (July 1, 2018 through June 30, 2019). The work program lists and describes ongoing and proposed projects that will implement the Comprehensive Plan, including the 2015-2023 Housing Element Update, and help the County meet its share of regional housing needs.

According to the programs and accompanying timeframes specified in Chapter 5 of the 2015-2023 Housing Element Update, staff included Programs 1.4 (Tools to Incentivize High-Quality Affordable Housing), 1.10 (State Density Bonus Law), and 2.4 (Farmworker Housing) as ongoing projects in the Long Range Planning Division Fiscal Year 2018-2019 Work Program. The County plans to implement Programs 1.4 and 2.4 concurrent with Agricultural Tiered Permitting, which will consider streamlined permitting options for agricultural employee housing and other certain agricultural uses and structures. Implementation of Program 1.4 will also occur through the adoption of proposed ADU ordinance amendments. Lastly, the County will implement Program 1.10 by drafting zoning ordinance amendments as part of the SDBL Update.

The state legislature recently passed 15 housing bills that went into effect on January 1, 2018. As a result, the County will take steps in 2018 to ensure it complies with the new legislation and continues to make progress in meeting its share of regional housing needs. Of note, the County plans to establish a program to monitor permit activity, particularly permits for affordable housing development proposed on sites listed in the Housing Element Land Inventory. This program will also monitor the density and affordability of all affordable housing development projects, pursuant to the provisions of SB 166, AB 678/SB 167, and AB 151. The County will also consider amending its Inclusionary Housing Ordinance to include residential rental projects, in accordance with AB 1505. Lastly, the County will consider amending its zoning ordinances to implement new findings and development standards that may apply to certain affordable housing projects, per AB 72, SB 166, AB 1515, and SB 167/AB 678.

On February 21 and 28, respectively, the Montecito and County Planning Commissions held public hearings to consider the Long Range Planning Division Fiscal Year 2018-2019 Work Program. Attachments 2A and 2B, respectively, document the Montecito and County Planning Commissions' recommendations regarding the work program. Staff will present the Long Range Planning Division Fiscal Year 2018-2019 Work Program to the Board of Supervisors in April 2018. As part of the County's Fiscal Year 2018-2019 budget process, the Board of Supervisors will ultimately prioritize projects as timely, strategic, and representing an efficient use of fiscally-constrained resources. The Board of Supervisors will take final action on the Long Range Planning Division Fiscal Year 2018-2019 Work Program and overall Fiscal Year 2018-2019 County budget in June 2018.

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ATTACHMENT 1

California Department of Housing and Community Development Data Tables

Table A – Annual Building Activity Report Summary – New Construction Very Low-, Low-, and Mixed-Income Multifamily Projects

Table A2 – Annual Building Activity Report Summary – Units Rehabilitated, Preserved, and Acquired pursuant to Government Code Section 65583.1(c)(1)

Table A3 – Annual Building Activity Report Summary for Above Moderate-Income Units

Table B – Regional Housing Needs Allocation Progress

Table C – 2015-2023 Housing Element Program Implementation Status

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ATTACHMENT 2

Long Range Planning Division Fiscal Year 2018-2019 Work Program

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ATTACHMENT 2A

Montecito Planning Commission Action Letter (February 21, 2018)

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ATTACHMENT 2B

County Planning Commission Action Letter (February 28, 2018)

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ATTACHMENT 3

Housing Successor Annual Report
Low and Moderate Income Housing Asset Fund
Fiscal Year 2016-2017

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