

**Santa Barbara County
2013 Comprehensive Plan Annual Progress Report**



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Santa Barbara County 2013 Comprehensive Plan Annual Progress Report

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1. Purpose of the Annual Progress Report

In accordance with Government Code Section 65400, Planning and Development prepared this annual progress report for the County Planning Commission, Montecito Planning Commission, County Board of Supervisors, California 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) and the County's progress in implementing the plan and associated elements from January 1, 2013 through December 31, 2013. It also describes the County's progress in meeting its share of regional housing needs over the reporting period and removing governmental constraints to the maintenance, improvement, and development of housing.

Government Code Section 65400 also requires this annual progress report to use forms prepared by HCD to present various types of housing data. These forms are contained in Attachment 1.

The County Planning Commission and Montecito Planning Commission conduct public hearings to review and receive public comments on the annual progress report. The report is then provided to the Board of Supervisors, OPR, and HCD. The Board of Supervisors receives and files the report at a public hearing where the public has an additional opportunity to comment on the report.

The County Planning Commission, Montecito Planning Commission, and Board of Supervisors oversee implementation of the Comprehensive Plan. Planning and Development and its Long Range Planning Division play a lead role in carrying out programs and projects to implement the Comprehensive Plan. As shown in Table 1, the Comprehensive Plan includes thirteen elements (seven mandatory elements, five optional elements, plus the Local Coastal Plan). Additionally, the County has adopted seven community plans, two specific plans, and five zoning ordinance documents to help implement adopted goals and policies.

The Long Range Planning Division's Work Program is intended to help satisfy the requirements of Government Code Section 65400. The Work Program 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 current 2013-2014 Work Program. A copy of the Draft 2014-2015 Work Program is enclosed with this report. The Board of Supervisors is expected to consider the Draft 2014-2015 Work Program in March 2014 and take action on the Planning and Development's budget in mid-June 2014.

Table 1: Santa Barbara County Comprehensive Plan Elements			
Elements	Type	Year Adopted	Most Recent Year Updated
Scenic Highways Element	Optional	1975	1991
Conservation Element	Mandated	1979	2010
Seismic Safety & Safety Element	Mandated	1979	2010
Open Space Element	Mandated	1979	1991
Noise Element	Mandated	1979	1997
Land Use Element	Mandated	1980	2011
Environmental Resource Management Element	Optional	1980	1991
Air Quality Supplement to the Land Use Element	Part of Land Use Element	1981	N/A
Coastal Land Use Plan (Local Coastal Plan)	Mandated Coastal Plan	1982	2006
Hazardous Waste Element	Optional	1990	N/A
Agricultural Element	Optional	1991	N/A
Circulation Element	Mandated	1991	2009
Groundwater Resources Section	Part of Conservation Element	1994	N/A
Energy Element	Optional	1994	N/A
Housing Element	Mandated	2010	N/A
Community and Specific Plans			
Mission Canyon Area Specific Plan*	Part of Land Use and Circulation Elements	1984	In Progress
Montecito Community Plan		1992	N/A
Summerland Community Plan		1992	In Progress
Goleta Valley Community Plan		1993	In Progress
Los Alamos Community Plan		1994	2011
Orcutt Community Plan		1997	2013
Toro Canyon Plan		2002 - Inland 2004 - Coastal	N/A
Rice Ranch Specific Plan		2003	In Progress
Santa Ynez Valley Community Plan		2009	N/A
Gaviota Coast Plan		N/A	In Progress

* The County is in the process of adopting the Mission Canyon Community Plan, which will update and replace the 1984 Mission Canyon Specific Plan.

2. Structure of the Comprehensive Plan and Supporting Documents

The structure of the County Comprehensive Plan is based upon the requirements of State law and the direction of the County Board of Supervisors over the last three decades. State law provides the basic framework for the seven mandated elements of the Comprehensive Plan, including the Local Coastal Plan, and the minimum required contents for the five optional elements, seven community plans, two specific plans, and five implementing zoning ordinances. However, over the decades the County has created an approach that exceeds minimum State requirements based upon extensive public input, technical recommendations from staff, and direction from the Planning Commissions and Board of Supervisors.

Of the seven state-mandated elements that comprise the Comprehensive Plan, the Housing Element is the most regulated and reviewed, underscoring the State-wide importance of providing adequate housing opportunities for residents of all economic levels. State law requires the County to update the Housing Element of the Comprehensive Plan every four or eight years by identifying demographic and employment trends that affect housing supply and demand; refining programs and policies that support the State's housing goals; and removing local regulatory barriers that result in market failures and ineffective planning. The County's review cycle for updating the Housing Element is eight years; if the County misses the adoption deadline, the cycle would revert to four years. The County's 2009-2014 Housing Element incorporates recent changes in State law affecting a variety of housing policies, including those related to density bonus provisions, second units, farmworker housing, transitional housing, and the State's emerging policies to address climate change. It also evaluates the efficiency, effectiveness, and ongoing applicability of past and current policies and programs.

The Comprehensive Plan includes community and specific plans that address issues within defined geographic areas. Community plans have been adopted for Summerland, Montecito, Goleta, Los Alamos, Orcutt, Santa Ynez, and Toro Canyon. Specific plans have been adopted for Mission Canyon and Rice Ranch. The County is currently updating several of these plans, including the plans for Eastern Goleta Valley, Summerland, and Mission Canyon. Additionally, the County is preparing a community plan for the Gaviota Coast.

The County zoning ordinances include the County Land Use and Development Code (LUDC), Montecito LUDC, and Coastal Zoning Ordinance (Article II). The County Deciduous Oak Tree Protection and Regeneration Ordinance (Article IX), which covers oak tree protection, and Ordinance 661, which applies to certain agricultural parcels, are stand-alone documents. However, Ordinance 661 is being phased out and replaced with the LUDC. These documents play a key role in implementing the Comprehensive Plan. Substantial public participation was involved in the drafting and adoption of all these elements and implementing documents.

3. Comprehensive Plan Amendments and Implementation Activities for 2013

Planning and Development maintains and implements the Comprehensive Plan and works with communities to develop community plans that reflect distinct community characteristics, development patterns, and goals. The related programs and work efforts over the 2013 reporting period are described below.

Agricultural Buffer Ordinance

The purpose of the Agricultural Buffer Ordinance is to protect agricultural lands from conflicting non-agricultural uses. The buffer ordinance will implement several existing goals and policies contained in the County Comprehensive Plan, minimize conflicts between agricultural and non-agricultural land uses with the application of required buffers adjacent to agricultural lands, and specify required buffer widths and the types of uses allowed in the buffer areas. The Board of Supervisors adopted the Agricultural Buffer Ordinance in Spring 2013.

Disadvantaged Communities

State law (SB 244) requires the County to review and update the Land Use Element of the County Comprehensive Plan to identify “disadvantaged communities” within unincorporated areas and analyze water, wastewater, stormwater drainage, and structural fire protection needs or deficiencies for each disadvantaged community. In addition, the update must include an analysis of potential funding mechanisms that could make the extension of services and facilities to disadvantaged communities financially feasible. The update must be in effect on or before approval of the County’s 2015-2023 Housing Element, which is scheduled for adoption by February 15, 2015.

Eastern Goleta Community Plan Update

Adopted in 1993, the Goleta Community Plan is a land use plan for the unincorporated Goleta Valley. The County is currently updating the plan pertaining to the Eastern Goleta Valley to address changing circumstances, such as the incorporation of the City of Goleta, and emerging land use topics, such as affordable housing, mobility and circulation, open space and natural resources, agricultural and rural land uses, and public services and facilities. The County released a draft updated plan and initiated environmental review in February 2012. The project description for environmental review includes rezoning the aging Hollister Avenue and State Street commercial corridor to encourage revitalization with a mix of commercial and residential uses and studying eight housing opportunity sites with a potential to provide a mix of housing types, including 569 additional potential affordable housing units. The project also provides for new parks and trails and relocating the existing Urban/Rural boundary and rezoning land to increase protection of steep slopes and watersheds in the foothills of the Santa Ynez Mountains. This project will continue with circulation of the draft Environmental Impact Report (DEIR) in Summer 2014 and adoption of the updated plan in Summer 2015.

Energy and Climate Action Plan

The Climate Action Strategy (CAS) provides a community greenhouse gas (GHG) emissions inventory for the unincorporated County and a set of recommendations for use by the County to reduce county-wide GHG emissions as part of a two-phase project. The project began with the Climate Action Study (Study) followed by an Energy and Climate Action Plan (ECAP). The

Study involved the preparation of an inventory of sources of GHG emissions that are subject to permitting by the County; and provides a preliminary list of potential emission reduction measures. The Board of Supervisors approved the Study in Summer 2011. The proposed ECAP includes a baseline GHG emissions inventory, a forecast of emissions to 2020 and 2035, a GHG reduction target of 15% below baseline emissions by 2020, a set of emission reduction measures to meet the target, and a methodology for tracking and reporting emissions in the future. The emission reduction measures proposed in the ECAP consist of voluntary, phased and mandatory measures. The Board of Supervisors is expected to consider adopting the ECAP in Fall 2014.

Fire Hazards

The County is mandated by the State to update the Safety Element of the County Comprehensive Plan to be consistent with new State Department of Forestry guidelines. Staff is currently conducting research and monitoring State adoption of the final guidelines in order to inform the update of the Safety Element. Environmental review is expected to be completed in Summer 2014 and Board adoption is anticipated by Winter 2014/2015 to meet the State mandated deadline of having the update completed before the update of the Housing Element (2015-2023) that must be completed by February 15, 2015.

Gaviota Coast Plan

In 2009, the County began preparing the first long-term land use plan for the Gaviota Coast. The Gaviota Coast Planning Advisory Committee held 68 public meetings to receive community input and review and comment on planning issues in the Gaviota Coast. County staff used information gathered at these meetings to help draft the Gaviota Coast Plan. The plan will provide updated policies that reflect community values, trends and conditions, and protect Gaviota's unique characteristics and rural integrity. In addition, the plan will provide a pathway for the community to address topics such as agricultural stewardship and sustainability, coastal protection, watershed protection, cultural resource preservation, design standards, recreation, public coastal access, and scenic resources. In Summer 2013, the County Planning Commission reviewed the draft plan over nine public hearings, which culminated in a recommendation for Board of Supervisors initiation of environmental review. The Board of Supervisors formally initiated environmental review on December 13, 2013. The Environmental Impact Report (EIR) for the plan is scheduled to be completed in Fall 2014 and the Board of Supervisors is expected to adopt the final plan in Summer 2015.

Hollister Avenue – State Street Streetscape Improvement Project

The Long Range Planning Division and the Public Works Department are working together to improve the public roadway and streetscape on Hollister Avenue – State Street between San Antonio Road on the west and State Route 154 on the east. This project coincides with the update of the Goleta Community Plan, which aims to revitalize this commercial area with mixed use zoning and a “complete streets” design. The Public Works Department is responsible for designing roadway and circulation improvements for this busy and important “gateway” corridor between the City of Santa Barbara and the Goleta Valley. It is currently preparing an EIR for the proposed improvements and possible alternatives. The Long Range Planning Division is responsible for planning lighting, seating, landscaping, transit structures, bike racks, public art, signage, hardscape, and other public streetscape improvements. It expects to complete design concepts and standards for public streetscape improvements in June 2014. The Long Range

Planning Division will incorporate the design concepts and standards into a final streetscape plan for public streetscape improvements to the corridor in Fiscal Year 2014-2015.

Housing Element Update

Of the seven State-mandated elements of the comprehensive general plan, the Housing Element is the most updated and reviewed, underscoring the state-wide importance the legislature has placed on providing adequate housing opportunities for residents at all economic levels. Starting with the current update cycle (2015-2023), the County will be eligible for an eight year update cycle established by SB 375 if it submits its updated Housing Element to HCD by the February 15, 2015 statutory deadline.

The Board of Supervisors directed the 2015-2023 Housing Element update to begin during the current fiscal year after 2013 approval of the Regional Housing Needs Allocation (RHNA) Plan by the HCD and the Santa Barbara County Association of Governments. The update focuses on the needs of extremely low, very low, moderate income, workforce, and special needs households. The update will identify current demographic and employment trends that may affect existing and future housing demand, refine programs and policies that support the State's housing goals, and address barriers that result in a lack of adequate housing for all segments of the population and thus affecting families and businesses.

Planning and Development will be conducting outreach to stakeholders county-wide in Spring 2014. Preliminary review of potential Housing Element programs will be held by the Planning Commissions and Board of Supervisors in Spring and Summer 2014 with the Draft Housing Element being submitted to HCD for 60-day review and comment in Fall 2014. Environmental review and decision-maker hearings are scheduled for Fall 2014. The final Draft Housing Element approved by the Board of Supervisors will be submitted for review and certification by HCD before the February 15, 2015 statutory deadline.

Important Minerals

The County is mandated to update the Conservation Element of the County Comprehensive Plan to incorporate State classification and designation of important minerals, so their protection can provide for assured future use. These resources provide for the construction of roads and other industrial uses. Designation by the State Mining and Geology Board is anticipated in Winter 2013/14, with environmental review completed in Fall 2014 and adoption completed in early 2015 to coincide with the State mandated update schedule of one year after State designation is completed.

Isla Vista Master Plan

In 2007, the Board of Supervisors adopted the Isla Vista Master Plan (IVMP) and accompanying zoning ordinance amendments and submitted them to the Coastal Commission for certification. The plan and zoning amendments provide for new mixed use developments including high-density affordable housing. Isla Vista is located in the Coastal Zone and, therefore, the master plan and zoning amendments cannot take effect until they have been certified by the Coastal Commission. After adoption in 2007, the Board of Supervisors submitted the IVMP and zoning amendments to the Coastal Commission in a package with a rewrite of the zoning ordinance.

After a prolonged review process, the rewrite of the zoning ordinance was not finalized. Further, the State of California dissolved redevelopment agencies.

Based on new information, the County recently decided to fold the proposed residential parking permit pilot program into a policy amendment within the updated IVMP. Over the last 10-year period, parking studies have shown an increase in the availability of on-street parking in the community. Implementation of alternative transportation projects and programs identified in the Isla Vista Master Plan (IVMP), especially Metropolitan Transit District (MTD) service changes, has had a positive effect on on-street parking availability. The Santa Barbara County Public Works Department has also been actively reconfiguring streets to increase parking, removing illegal red zones, and removing red zones associated with abandoned MTD bus stops in Isla Vista. Parking and Transit Action 1.1 would be amended to establish a monitoring and reporting program in Isla Vista with annual reports about the on-going parking capacity and vacancy rates in the community. To address these changes and several issues raised by Coastal Commission staff, the County will be adopting an amended IVMP and related zoning ordinance amendments and resubmitting the plan and zoning amendments to the Coastal Commission. The Board of Supervisors will reconsider and resubmit the IVMP and zoning amendments to the Coastal Commission in Fall 2014. The County anticipates that the Coastal Commission will consider certifying the IVMP and zoning amendments by early 2015.

Los Alamos Pedestrian Circulation and Parking Plan

The purpose of this project is to design streetscape improvements to support the community's vision of safe routes to school and downtown revitalization as proscribed by the Los Alamos Community Plan. The Los Alamos Pedestrian Circulation and Parking Plan will include conceptual plans and sketches describing improvements to improve mobility and provide safe and convenient options for pedestrians, bicyclists, transit, and parking. The project will also include a "toolbox" of options for aesthetic streetscape improvements to support a pedestrian-friendly downtown business district. The project includes outreach to typically under-represented community groups (i.e., Spanish-speaking households, low-income residents, students, seniors). The project is funded by grants from Caltrans and Measure A and was initiated in February 2013. In Summer 2013, a "Design Your Streets" poster contest was held for local students culminating with an awards ceremony. The project was featured in an information booth during the Town of Los Alamos Old Days Founders Celebration. Public workshops will be held in Spring 2014 and decision-maker hearings will be conducted in Fall 2014. A final report will be produced in Winter 2014/2015.

Mission Canyon Community Plan

The Mission Canyon Community Plan project includes preparing a Community Plan, Residential Parking Strategy, and Residential Design Guidelines for the Mission Canyon plan area. It also includes associated amendments to the Land Use and Development Code and Land Use and Circulation Elements of the Comprehensive Plan. In 2008, the draft Community Plan and Residential Design Guidelines were completed and the Board of Supervisors initiated the environmental review process. The DEIR was released in March 2011. A revised DEIR was released in February 2013 due to comments received regarding the project baseline conditions. Adoption hearings began in Winter 2013/2014 and final adoption is anticipated in Spring 2014.

Mission Park to Mission Canyon Multimodal Improvements Project

This project implements an action from the Mission Canyon Community Plan to collaborate with the community and the City of Santa Barbara to plan for improved pedestrian, bicyclist, and vehicle circulation and access from Mission Santa Barbara (in the City) leading to Mission Canyon Road (in the County) and Santa Barbara Museum of Natural History, on up to Foothill Road/State Route 192. The project builds upon resources and information already gathered by a citizen's volunteer group (Concerned Citizen's for Safe Passage) and includes community workshops, concept level designs, County and City decision-maker input, and a cooperative agreement between the County and City to commit to work with the community to seek funding for ongoing planning, design, and construction. The project is funded by a grant from Caltrans and kicked off in February 2013. A public listening workshop was held in October 2013 to solicit input on existing conditions and desired improvements. Two more public workshops are planned for 2014. Decision-maker hearings are anticipated in Fall 2014 and a final report in Winter 2014/2015.

Mobile Home Park Conversion Ordinance

Government Code Section 65863.7 requires a person or entity proposing the closure of a mobile home park to file a report with the local jurisdiction on the impacts of the closure upon the park residents. The law also allows the local jurisdiction to require the person or entity to take steps to mitigate any adverse impacts of the closure on park residents so long as the steps taken do not "exceed the reasonable costs of relocation."

In March 2012, the Board of Supervisors adopted an ordinance to institute regulations that specify and clarify the process for closing a mobile home park within the unincorporated County. The ordinance is in effect in the Inland Area but must be certified by the Coastal Commission before it applies in the Coastal Zone. Certification is expected in Spring 2014.

The ordinance requires a mobile home park owner to obtain a Conditional Use Permit before closing a mobile home park. The submittal requirements include a "closure impact report" assessing the impacts of park closure on the park residents and a plan to mitigate those impacts. The mitigation of impacts is addressed through the review and approval of the Conditional Use Permit.

Orcutt Community Plan Amendments

This project amends three aspects of the Orcutt Community Plan (OCP): regional flood control basins, traffic and circulation within Old Town Orcutt, and removal of a wetland delineation applied to properties identified in the OCP as Key Site 22.

Specifically, the OCP adopted in 1997 contains policies on regional drainage basins which, in most cases, have proven infeasible to implement. This amendment removed the infeasible policies and created a project specific approach to drainage basins. OCP policies also created a revitalized, traffic-calmed, pedestrian friendly downtown in Old Town Orcutt by reducing travel lanes from four to two, striping for angle-in parking, and adopting the Old Town Orcutt Streetscape Concept Plan. The County anticipates the traffic calming efforts will eventually result in a lower level of service. This amendment lowered that level of service standard in keeping with the pedestrian-friendly policies of the OCP. Finally, the wetland delineation of Key

Site 22 was removed in accordance with a court order that determined the delineation was not done in accordance with Army Corps of Engineers protocol.

The Board of Supervisors approved the regional drainage basins and level of service amendments on December 11, 2012 and the wetlands delineation removal on June 4, 2013.

Santa Claus Lane Beach Access, Parking and Street Improvements

This project consists of master planning for streetscape improvements, safe beach access, and parking for an approximately one-half mile segment of frontage road and beach located between Summerland and Carpinteria (Santa Claus Lane). First phase efforts completed in 2012 included preparing preliminary plans for multimodal circulation improvements, parking, and landscaping; coordinating with Caltrans; identifying required permits; estimating project costs, and scoping environmental issues. A right-of-way survey was completed in early 2013. Second phase efforts include preparing concept level designs and a formal application to the California Public Utilities Commission (CPUC) for an at-grade pedestrian rail crossing to provide safe access to the beach, continuing coordination with Caltrans and Union Pacific Railroad, applying for required County permits, completing environmental review, and identifying funding options for engineered designs and construction. The PUC permit application process and environmental review is expected to take place by Fall 2014.

Senate Bill 375 and Sustainable Communities Strategy

Senate Bill 375 (SB 375) links regional transportation planning and land use planning with greenhouse gas (GHG) emission reduction and the State Regional Housing Needs Allocation (RHNA). It is intended to reduce GHG emissions that result from vehicle traffic by shortening the average commuting distance between residences and workforce centers. A secondary goal of this legislation is to reduce sprawl. These goals are likely to be achieved by focusing housing development into urban areas and cities near transportation systems and near workforce centers.

The County provided input to the Santa Barbara County Association of Governments (SBCAG) in developing a new Sustainable Community Strategy (SCS) in the Regional Transportation Plan (RTP) to achieve GHG emission reductions and ensure that the SCS is consistent with the RHNA. In August 2013, SBCAG adopted the SCS/RTP.

Summerland Design Guidelines and Community Plan Update

This project is an update of the 1992 Summerland Community Plan (SCP Update), including an updated Transportation, Circulation and Parking chapter and policy changes in the Visual and Aesthetic chapter, a replacement of the 1992 Design Guidelines with separate commercial and residential design guidelines, and ordinance amendments to implement policy changes. The Board of Supervisors is expected to conduct adoption hearings in Spring 2014, followed by submittal to the Coastal Commission for certification.

Winery Ordinance Update

The County Land Use and Development Code currently regulates wineries and sets standards for uses at wineries. The existing ordinance sets a three-tier permit track for such uses. The Winery Ordinance Update project includes a review and potential amendments to permit requirements and development standards for wineries and associated activities, including wine-tasting, food

service, events, and sale of nonagricultural products. The project may consider more clearly defined standards. Ordinance amendments could also establish standards for reporting and monitoring, minimum premise size and planted vineyard acreage for wine tasting rooms and/or events, and parameters for assessing cumulative effects of proposed wineries. Environmental review is anticipated to be completed in Summer 2014. The Board of Supervisors is expected to conduct adoption hearings in Winter 2014/2015.

4. Housing Element Activity

Regional Housing Needs Assessment (RHNA)

In June 2008, the Board of Directors of the Santa Barbara County Association of Governments (SBCAG) adopted the 2007-2014 Regional Housing Needs Assessment (RHNA) Plan. Under the plan, the eight incorporated cities and the unincorporated area of Santa Barbara County each received an allocation of new housing units to be accommodated in their contemporaneous housing elements (e.g., 2009-2014 County Housing Element).

The allocation for the unincorporated area of the County for the 2007-2014 housing cycle is 1,017 housing units, distributed into the following household income categories:

- 235 Very-Low Income Units;
- 172 Low Income Units;
- 160 Moderate Income Units, and;
- 450 Above Moderate Income Units.

In August 2013, the Board of Directors of SBCAG adopted a new RHNA Plan. In part, the plan includes an updated allocation of new housing units for each city and the unincorporated area within Santa Barbara County for the period 2015-2023. The County must accommodate its allocation in an updated County Housing Element (2015-2023) and submit the updated element to HCD for review and certification by February 15, 2015. As a result of these timeframes, the updated allocation is not addressed in this annual progress report.

There are many approaches to accommodate housing units in the four household income categories. At a minimum, each jurisdiction must demonstrate that it has land zoned with sufficient capacity to accommodate projected housing needs at the densities required to meet the affordability requirements mandated by State law. The land inventory in the 2009-2014 County Housing Element shows that the County can meet this allocation and a 172 unit unaccommodated need from the previous 2003-2014 housing cycle.

Affordable Housing Income Categories and Income Limits

For purposes of this annual progress report, affordable housing was divided into three household income categories: very-low, low, and moderate. HCD provides updated income limits for each household income category once a year based on 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 are based on household size. The household income limits for Santa Barbara County in 2013 are shown in Table 2. They were 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 for the County is: \$51,300 for a household of one, \$58,650 for a household of two, \$65,950 for a household of three, \$73,300 for a household of four, and \$79,150 for a household of five.

Table 2: Santa Barbara County Household Income Limits					
	Number of Persons in Household				
2013	1	2	3	4	5
Very Low Income	27,900	31,850	35,850	39,800	43,000
Low Income	44,600	51,000	57,350	63,700	68,800
Moderate Income	61,550	70,350	79,150	87,950	95,000

Source: California Department of Housing and Community Development

Annual Progress Report Housing Tables

Government Code Section 65400 requires annual progress reports to use tables adopted by HCD to summarize housing activities throughout the reporting period. The tables for the unincorporated area of Santa Barbara County for the current reporting period (January 1, 2013 through December 31, 2013) are included in Attachment 1 – Data Tables. The tables include data on annual building activity (Tables A, A2, and A3), regional housing needs allocation progress (Table B), and housing element program implementation status (Table C).

2013 Housing Production

In 2013, numerous new residential projects in the unincorporated area of Santa Barbara County included affordable housing units. Table 3 below lists new residential units by income category that received County building permits from January 1, 2013 through December 31, 2013. In summary, the County issued building permits for 225 units in 2013, including a development of 33 apartments affordable to very low income households, 14 mobile homes, 12 residential second units, 2 farm employee dwellings, 3 duplexes, and 1 fourplex. Of the 225 units, 85 units, or approximately 38%, qualified as affordable to very-low and low income households and 106 units, or approximately 47%, qualified as affordable to moderate income households. Tables A and B in Attachment 1 contain additional information on affordable housing production in 2013.

Table 3: Approved Residential Projects by Income Category					
	Very Low	Low	Moderate	Above Moderate	Total
Jan. 1, 2013 – Dec. 31, 2013	37	48	106	34	225

Housing Permit Activity within Isla Vista

Pursuant to Program 1.13 of the 2009-2014 County Housing Element, the County is required to review the effectiveness of the Isla Vista Master Plan (IVMP) in its annual progress report. The County adopted the IVMP in August 2007 to facilitate the development of housing in urban areas with existing services and transit infrastructure. The IVMP incentivizes the redevelopment of housing stock near the University California Santa Barbara (UCSB), the County's largest employer. The proximity between Isla Vista and UCSB presents significant opportunities for urban renewal and enhancement. The IVMP includes zoning districts and development incentives that allow a mix of residential housing types. The zoning districts allow residential densities of 25, 28, 30, 35, 40, and 45 units per acre. As a result, the IVMP has a buildout

potential of 1,417 new units over the life of the plan. However, the County only included 552 of these units within the land use inventory of the 2009-2014 Housing Element.

The Isla Vista plan area is located in the Coastal Zone and, therefore, the IVMP and accompanying zoning ordinance amendments that were adopted in 2007 cannot take effect until they have been certified by the Coastal Commission. After adoption in 2007, the Board of Supervisors submitted the IVMP and zoning ordinance amendments to the Coastal Commission. The Coastal Commission directed the County to address several issues and, therefore, did not certify the IVMP or zoning ordinance amendments. As discussed above (“Isla Vista Master Plan Coastal Commission Certification,” Section 3), the County is currently amending the IVMP and zoning ordinance amendments for resubmittal to the Coastal Commission. It expects the Coastal Commission to reconsider the IVMP and zoning ordinance amendments by Spring 2015.

Despite the status of the IVMP, significant new residential construction projects continue to occur in the Isla Vista plan area. As shown in Table 4 below, the County issued building permits for a single-family unit, the St. George Del Playa project, and Pescadero Lofts project with a total of 40 units within the Isla Vista plan area in 2013, including 34 units that will be income-restricted affordable housing. As shown in Table 5 below, these units provide a variety of housing types. Production of housing and affordable housing, with projects such as these in Isla Vista, is a vital component of addressing the needs of all economic segments of the population.

Project	Very Low	Low	Moderate	Total
St. George Del Playa	0	6**	0	6
Pescadero Lofts	32*	0	1	33
Single Family	0	1	0	1
Total	32	7	1	40

* Thirty-two (32) units will be income-restricted for 55 years.

** Two (2) of these units will be income-restricted.

Project	Studio	One Bedroom	Two Bedroom	Total
St. George Del Playa	0	4	2	6
Pescadero Lofts	26	6	1	33
Total	26	10	3	39

Table 6 summarizes housing production (issued building permits) by household income category in the Isla Vista plan area from 2009 through 2013. Seventy-eight, or 40%, of the 194 new units were affordable to very low and low income households.

**Table 6: 2009-2013 Isla Vista Housing Production
Units by Income Category**

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
Total	33	45	87	29	194

Pending Housing Production

According to Program 1.3 of the County Housing Element, the County continues to examine possible housing opportunities through its community planning process. In February 2012, the Board of Supervisors initiated environmental review of the Draft Goleta Valley Community Plan Update for the Eastern Goleta Valley (Draft Plan). The proposed land use designations would allow an additional 2,266 primary residential units in the Eastern Goleta Valley (maximum theoretical buildout scenario). These units include 569 potential affordable housing units on six sites totaling 28.41 acres proposed for rezoning to a density of 20 units per acre. The actual number of units will depend on the results of environmental review and decision-maker actions. The County intends to release the DEIR in Summer 2014. County decision makers are expected to consider the final EIR and final plan in late Summer 2015.

The County also considers housing-related rezones on a case-by-case basis through its development review process. In June 2012, the Board of Supervisors approved the Cavaletto Tree Farm Housing Project in the Goleta Valley plan area. This project rezoned 26 acres from agriculture to residential and will subdivide the property into 70 lots. It will result in 134 new units, including eight attached units that will be affordable rental units in the very low income category. In March 2012, the Board of Supervisors approved a general plan amendment, rezone and other discretionary permits for the Pescadero Lofts project. This project will create 32 new affordable housing units in Isla Vista.

Annual Housing Element Progress

The 2009-2014 County Housing Element contains various policies and programs necessary to implement the goals of the Housing Element. Some of these programs are ongoing while others have a specific timeline for completion. The status of these programs is discussed below and in Table C (Annual Element Progress Report) of Attachment 1 of this annual progress report.

Program 1.2 of the Housing Element directs the County to increase the effectiveness of the County Inclusionary Housing Program (IHP) by establishing a new Inclusionary Housing Ordinance (IHO) and relocating all IHP programmatic details from the 2009-2014 Housing Element to a separate ordinance. The County completed this program in May 2013. Specifically, the County relocated the IHP from Appendix A of the Housing Element to a separate IHO in order to facilitate future revisions and administration. The IHO reduces the former (i.e., IHP) inclusionary housing requirements in response to recent changes in the residential real estate market and overall economy. It also provides a mechanism to adjust the required affordable

housing units for moderate and workforce income categories once a year from 5% to 0% when the real estate market is providing housing that is affordable to these income categories. This will allow regulatory flexibility in response to future changes in the residential real estate market. The program also included several revisions to the 2009-2014 Housing Element, including (1) deleting Appendix A (IHP), (2) revising Program 1.2 to relocate the IHP to a separate ordinance rather than to the Land Use and Development Code, and (3) adding Goal 1 and Policies 6.1 through 6.8 to Chapter 5 to provide a stronger and clearer explanation of the policy basis for the inclusionary housing program and proposed IHO.

Program 1.10 of the Housing Element requires the County to amend its Coastal Zoning Ordinance to allow up to a 35% density bonus for affordable housing projects that are consistent with State Density Bonus Law. (The Coastal Zoning Ordinance currently only allows a 25% bonus density. State Density Bonus Law allows up to a 35% bonus density.) Program 2.5 directs the County to amend its zoning ordinances to allow decision-makers to waive, if necessary, specific zoning requirements to comply with Federal and/or State fair housing and disability laws relating to reasonable accommodations for persons with disabilities. The County expected to complete Programs 1.10 and 2.5 by June 30, 2013. However, budget and staff reductions have forced the County to postpone these two programs. The County will incorporate these programs into its updated Housing Element (2015-2023).

The Long Range Planning Division's 2013-2014 Work Program (July 1, 2013 through June 30, 2014) and Draft 2014-2015 Work Program (July 1, 2014 through June 30, 2015) include an update of the 2009-2014 Housing Element of the Comprehensive Plan. Under State law, the County needs to submit the updated Housing Element (2015-2023) to HCD by February 15, 2015. Staff is currently reviewing and revising housing needs, conducting site inventory/analysis, and identifying constraints. Public workshops and other public outreach activities are also underway. The County intends to submit the draft updated Housing Element to HCD in mid-Summer 2014 for preliminary review, and submit the adopted updated Housing Element to HCD by February 15, 2015 for final review.

5. 2014-2015 Work Program

Proposed Amendments to the Comprehensive Plan and Implementation Activities

The County Planning Commission, Montecito Planning Commission, and Board of Supervisors oversee the effectiveness and implementation of the Comprehensive Plan through the annual review, adoption, and funding of a “work program” for the Long Range Planning Division. The work program lists and describes current and proposed projects that will effectively implement, maintain, and update the Comprehensive Plan.

Attachment 2 of this annual progress report contains the Draft 2014-2015 Work Program. Staff will present this draft to the Montecito Planning Commission on February 19, 2014, the County Planning Commission on March 5, 2014, and the Board of Supervisors on March 18, 2014. As part of the Fiscal Year 2014-2015 budget process, the Board of Supervisors will ultimately prioritize projects as timely, strategic, and representing an efficient use of limited resources. The final adopted 2014-2015 Work Program may be affected by current budget constraints.

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ATTACHMENT 1

California Department of Housing and Community Development Data Tables

Table A – Annual Building Activity Report

Table A2 – Units Rehabilitated, Preserved, and Acquired

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

Table B – Regional Housing Needs Allocation Progress 2007-2014

Table C – 2009-2014 Housing Element Program Implementation Status

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Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction Santa Barbara County
Reporting Period 1/1/2013 - 12/31/2013

Table A

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

Housing Development Information						Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions			
1	2	3	4				5	5a	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development See Instructions	Deed Restricted Units See Instructions	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
			Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income					
Gaviota											
083-700-021	SU	R		1			1				Farm Employee Dwelling
Goleta											
559-181-037	MH	O		1			1				
559-180-009	MH	O		1			1				
559-160-054	MH	O		1			1				
559-183-013	MH	O		1			1				
559-240-026	MH	O		1			1				
559-182-022	MH	O		1			1				
559-181-056	MH	O		1			1				
559-161-043	MH	O		1			1				
559-180-072	MH	O	1				1				
Isla Vista											
075-212-016	2-4	R		6			6				St. George Del Playa (Duplex)
075-020-005	5+	R	32		1		33				Pescadero Lofts
075-191-016	SU	R		1			1				
Lompoc											
098-008-010	SF	O		1			1				
098-008-011	SF	O		1			1				
098-008-004	SF	O		1			1				

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098-008-008	SF	O		1		1			
098-008-006	SF	O		1		1			
098-008-005	SF	O		1		1			
098-008-007	SF	O		1		1			
098-008-022	SF	O		1		1			
098-008-014	SF	O		1		1			
098-008-015	SF	O		1		1			
098-008-016	SF	O		1		1			
098-008-017	SF	O		1		1			
098-008-018	SF	O		1		1			
098-008-001	SF	O		1		1			
099-350-007	MH	O	1			1			
Mission Canyon									
023-340-021	SF	O		1		1			
Montecito									
011-120-037	SU	R		1		1			
Orcutt									
105-390-001	SF	O		1		1			
105-390-005	SF	O		1		1			
105-390-007	SF	O		1		1			
101-460-007	SF	O		1		1			
105-390-006	SF	O	1			1			
105-380-005	SF	O	1			1			
Santa Maria									
113-120-019	MH	O	1			1			
Santa Ynez Valley									
141-100-091	MH	O		1		1			
135-280-013	SU	R		1		1			
137-070-019	SU	R		1		1			
135-220-054	SU	R		1		1			

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143-271-009	SU	R		1			1			
135-260-007	SU	R		1			1			
135-260-007	SU	R		1			1			Farm Employee Dwelling
143-212-019	2-4	R		4			4			
Toro Canyon										
005-370-008	SU	R		1			1			
(9) Total of Moderate and Above Moderate from Table A3 ▶▶				105	34	139				
(10) Total by income Table A/A3 ▶▶▶				37	48	106	34	225		
(11) Total Extremely Low-Income Units*										

* Note: These fields are voluntary

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

Please note: Units may only be credited to the table below when a jurisdiction has included a program in its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity				0	
(2) Preservation of Units At-Risk				0	
(3) Acquisition of Units				0	
	0	0	0	0	

* Note: This field is voluntary

Table A3
Annual building Activity Report Summary for Above Moderate-Income Units (not including those units reported on Table A)

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for Moderate	101			4		105	
No. of Units Permitted for Above Moderate	32				2	34	

* Note: This field is voluntary

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Table B

Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.													Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level		RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9			
Very Low	Deed Restricted	235	0	0	0	0	0						0	185
	Non-deed restricted		0	3	2	8	37						50	
Low	Deed Restricted	172	0	0	0	14	0						14	0
	Non-deed restricted		30	51	98	59	48						286	
Moderate	Deed Restricted	160	0	0	0	0	0						0	0
	Non-deed restricted		30	76	65	55	106						332	
Above Moderate		450	39	42	34	64	34						213	237
Total RHNA by COG. Enter allocation number:		1,017												
Total Units ▶ ▶ ▶			99	172	199	200	225						895	422
Remaining Need for RHNA Period ▶ ▶ ▶ ▶ ▶														

Note: units serving extremely low-income households are included in the very low-income permitted units totals.

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Table C

Program Implementation Status

Program Description (By Housing Element Program Names)	Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.		
Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
Program 1.2 - Inclusionary Housing Program Ordinance	Enhance Diversity, Quantity, and Quality of Housing supply	November 2012	Complete; Inclusionary Housing Ordinance (IHO) and Housing Element amendments necessary to implement the IHO adopted in May 2013.
Program 1.3 - Community Planning	Enhance Diversity, Quantity, and Quality of Housing supply	Varies	<p>In February 2012, the County released and initiated environmental review of the Draft Eastern Goleta Valley Community Plan. The draft plan includes eight housing opportunity sites that are being studied for their potential to add 569 affordable multi-family housing units through rezoning to the Design Residential 20 (DR-20). The draft plan also includes the new Mixed Use – Eastern Goleta Valley (MU-EGV) zone that encourages redevelopment of the aging Hollister Avenue and State Street commercial corridor with a diverse mix of commercial and residential uses, including the potential for 154 "by right" multi-family housing units. The County expects to circulate the Draft Environmental Impact Report in Summer 2014 and adopt the final plan in Summer 2015.</p> <p>The County is in the final steps of updating community plans for Mission Canyon and Summerland. It expects to adopt the community plan for Mission Canyon in April 2014 and Summerland in Summer 2014. Both of these unincorporated communities are nearly built-out and have few or no opportunities for affordable housing projects. As a result, the proposed community plans do not change existing land use designations or zoning districts.</p> <p>As noted in previous annual progress reports, the County updated the Los Alamos Community Plan in 2011 and the Orcutt Community Plan 2001, 2004, and 2013. The Los Alamos Community Plan includes a new mixed-use zone with a potential for 287 multi-family housing units. The Orcutt Community Plan was amended to allow 372 multi-housing units on Key Site 3 and Key Site 30.</p>

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Program 1.9 - Energy Efficiency	Enhance Diversity, Quantity, and Quality of Housing supply	November 2013	The County Community Service Department continues to operate emPowerSBC, a program that provides incentives and financing for energy saving improvements to homes. The County is preparing a Climate Action Strategy (CAS), which will include a Climate Action Study and an Energy and Climate Action Plan (ECAP). The County completed the Climate Action Study in September 2011. The proposed ECAP includes a baseline GHG emissions inventory, a forecast of emissions to 2020 and 2035, a GHG reduction target of 15% below baseline emissions by 2020, a set of emission reduction measures to meet the target, and a methodology for tracking and reporting emissions in the future. The emission reduction measures proposed in the ECAP consist of voluntary, phased and mandatory measures. The Board of Supervisors is expected to consider adopting the ECAP in fall 2014.
Program 1.10 - Compliance with State Density Bonus Law	Enhance Diversity, Quantity, and Quality of Housing supply	November 2013	Budget and staff reductions forced the County to postpone Program 1.10. The County will incorporate this program into its updated Housing Element (2015-2023). The County intends to submit its updated Housing Element to the California Department of Housing and Community Development in February 2015.
Program 1.13 - Annual Review of Isla Vista Master Plan	Enhance Diversity, Quantity, and Quality of Housing supply	Annually	Information on the effectiveness of the Isla Vista Master Plan (IVMP) is included in Section 4 of the County's 2013 Comprehensive Plan Annual Progress Report.
Program 2.3 - Amend LUDC for Farm Employee Dwellings	Expand Special Needs Housing	November 2014	Complete; LUDC amended in June 2010.
Program 2.5 - Reasonable Accommodation	Expand Special Needs Housing	November 2014	Budget and staff reductions forced the County to postpone Program 2.5. The County will incorporate this program into its updated Housing Element (2015-2023). The County intends to submit its updated Housing Element to the California Department of Housing and Community Development in February 2015.
Program 3.2 - Fair Housing Public Outreach	Provide Fair Access to Housing	November 2013	The County of Santa Barbara Housing and Community Development Division (HCD) maintains a website that provides information on fair and affordable housing programs for minority and other special needs groups. HCD staff also regularly makes presentations and sponsors public workshops and hearings on subjects related to affordable housing and community development.

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Remaining 2009-2014 Housing Element	Various	N/A	All other programs are implemented through continuous County services.
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General Comments:

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Jurisdiction	<u>Santa Barbara County</u>
Reporting Period	<u>1/1/2013 - 12/31/2013</u>

**SANTA BARBARA COUNTY
COUNTY PLANNING COMMISSION
Staff Report/Work Program for
FY 2014-2015
Long Range Planning Division
Planning and Development Department**

Hearing Date: March 5, 2014

Staff Report Date: February 24, 2014

Case No.: N/A

Environmental Document: N/A

Deputy Director: Jeff Hunt, AICP

Staff Phone #: (805) 568-2072

1.0 REQUEST

Hearing on the request of the Long Range Planning Division of the Planning and Development Department for the County Planning Commission to receive and review the *2014-2015 Annual Work Program*, and direct staff to forward any comments to the Board of Supervisors.

2.0 RECOMMENDATION AND PROCEDURES

Staff recommends that the County Planning Commission:

1. Receive and review the *2014-2015 Annual Work Program*.
2. Direct staff to forward a recommendation to the Board of Supervisors to continue work on required services, operations and current projects; and initiate new grant funded projects and new projects supported by general fund contributions for the *2014-2015 Annual Work Program*.

Please refer the matter to staff if the County Planning Commission takes actions other than those recommended.

3.0 ISSUE SUMMARY

This staff report constitutes the *2014-2015 Annual Work Program* (Work Program) for the Long Range Planning Division that provides a summary of the various land use planning projects and policy initiatives proposed for the upcoming Fiscal Year 2014-2015. The purpose of the Work Program is to provide the Montecito Planning Commission, County Planning Commission and Board of Supervisors with an opportunity to receive public input, review current ongoing and new potential projects, and select those projects that warrant general fund allocation and staff resources in the upcoming fiscal year. The Work Program provides a framework for consideration and determination of top priority projects, from the many requests for projects that are intended to improve our communities and/or update our Comprehensive Plan. Finally, the Work Program is a public method to track projects which the planning commissions, Board of Supervisors, staff and members of the public have identified for consideration.

Two principles guided development of the proposed FY 2014-2015 project list:

- The Department's continual efforts to be responsive to the public; and
- The recognition that budgetary conditions will constrain these efforts.

With those two principles in mind, projects proposed for FY 2014-2015 were influenced by the following factors:

- All of the current projects are multi-year efforts which are still in process and require a continued commitment of resources to complete;
- Four current projects are directly mandated by the State (Disadvantaged Communities, Fire Hazards, Housing Element Update, and Important Minerals); and two projects are integral to the Housing Element (Isla Vista Master Plan and Eastern Goleta Valley Community Plan);
- Two current projects are almost entirely funded by grant revenues (Los Alamos Pedestrian-Circulation-Parking Plan, and Mission Canyon Multi-Modal Improvements Plan);
- Projects that contribute to economic development are important for the local and regional economy; and
- Any of the potential new projects would likely have to be supported by general fund contributions – unless grant funded - and will be limited by staff availability and budget constraints.

The ability of the Long Range Planning Division to implement the Board's direction on Work Program projects and services is dependent upon the Planning & Development Department's final FY 2014-2015 budget. Due to continued general fund constraints, the extent of the Work Program has again been decreased in comparison to more robust years in the past. The Work Program contains four tables of projects organized by time: completed, on-going, new and future. Because the Department's budget is not finalized until June 2014, it is unknown how many projects recommended by the Commission will actually be supported by funding. In this regard, the Work Program can be considered as a listing of projects that are recommended to be worked on, depending upon the level of budget support, with projects nearer the top of a list as being a higher priority than those nearer the bottom of that list.

A brief description of each project that is listed in Table 2 is provided in section 4.7 of this report. Staff will be available at the Planning Commission hearing to answer any questions and provide more detailed information concerning any of the listed projects.

4.0 PROJECT INFORMATION

4.1 Comprehensive Plan

The County's Comprehensive Plan addresses land use issues that are of a county-wide concern. The existing structure of the County's Comprehensive Plan is based upon the requirements of State law and the direction of the Board of Supervisors over the last three decades. State law provides the basic framework for the seven mandated elements of the Comprehensive Plan and the Coastal Land Use Plan, the minimum required contents of these elements, and the implementing zoning ordinances.

The current Comprehensive Plan includes thirteen elements: seven mandated elements, the Coastal Land Use Plan, and five optional elements. In addition, there are fourteen major implementation plans to ensure that adopted goals, objectives and action plans are carried out (see Figure 1). The County zoning ordinances include the County Land Use & Development Code (LUDC), the Montecito LUDC, and the Coastal Zoning Ordinance (Article II). The County also has several documents that provide guidance concerning transportation, housing, open space and design. These zoning and guidance documents play a key role by providing more detailed information that is used in further implementation of the Comprehensive Plan (see Figure 2).

4.2 Division Organization

The Long Range Planning Division is one of five divisions within the Planning & Development Department. The Division works with citizens, organizations, agencies, other departments, committees, the planning commissions and Board of Supervisors to address land use issues from a broad, programmatic perspective, as opposed to a specific development proposal basis.

The work of the Long Range Planning Division is generally organized according to the following subject areas: Required Services and Operations, Comprehensive Plan Amendments, Community Plan Amendments, and Special Projects.

4.2.1 Required Services and Operations

A portion of the Division's resources are allocated towards core services that involve staff technical assistance. The Division provides regional and inter-agency coordination related to planning matters; offers technical support to other divisions, departments, committees, commissions and the Board; serves as technical/advisory staff to the Board regarding the Local Agency Formation Commission (LAFCO) and Santa Barbara County Association of Governments (SBCAG); performs analysis of legislation; coordinates county-wide responses to regional California Environmental Quality Act (CEQA) documents; reviews projects for General Plan consistency; writes the Annual Report to State Office of Planning and Research (OPR); and reviews the Capital Improvement Program for General Plan conformity. Operations includes division administration, management review of projects,

preparation of the Work Program, budget development, grant applications, staff meetings, training and evaluation of staff, recruitment of staff including interns, website updates and public outreach.

4.2.2 Comprehensive Plan Amendments

These amendments involve the update and implementation of the Comprehensive Plan and Coastal Land Use Plan. One of the primary sources for updates to the Comprehensive Plan is State-mandated updates. The Housing Element of the Comprehensive Plan has long been the sole element of the Comprehensive Plan that is subject to a State mandate that addresses the timing, process and substance of the update. Currently, the Housing Element must be updated every eight years. However, there is a recent trend in the State legislature to link new requirements for updates of other elements to the timing of the Housing Element update. Two examples of this are the Disadvantaged Communities – Land Use Element update; and the Fire Hazards - Safety Element update.

4.2.3 Community Plans

Community plans are considered a part of the Comprehensive Plan, although they focus on issues pertaining to a defined sub-area of the County. Community plans provide the opportunity to address differing values and planning concerns of neighborhoods and communities in the County. The Division staff interacts extensively with Board-appointed advisory committees through the adoption of various community plans; and also provides ongoing support for public and private development projects that implement the community plans through close cooperation with Development Review staff. Examples of current community plan projects include the Eastern Goleta Valley Community Plan, Gaviota Coast Plan, Isla Vista Master Plan and Summerland Community Plan.

4.2.4 Special Projects

Special projects involve specific issues such as the adoption of a new ordinance, addressing an issue of concern, producing conceptual construction and design plans, preparing community design guidelines, implementation of the Comprehensive Plan or implementation of a community plan. Examples of special project work include the Energy & Climate Action Plan, Hollister Avenue Streetscape Plan, Santa Claus Lane Project, and the Winery Ordinance Update.

Figure 1: Comprehensive Plan Components

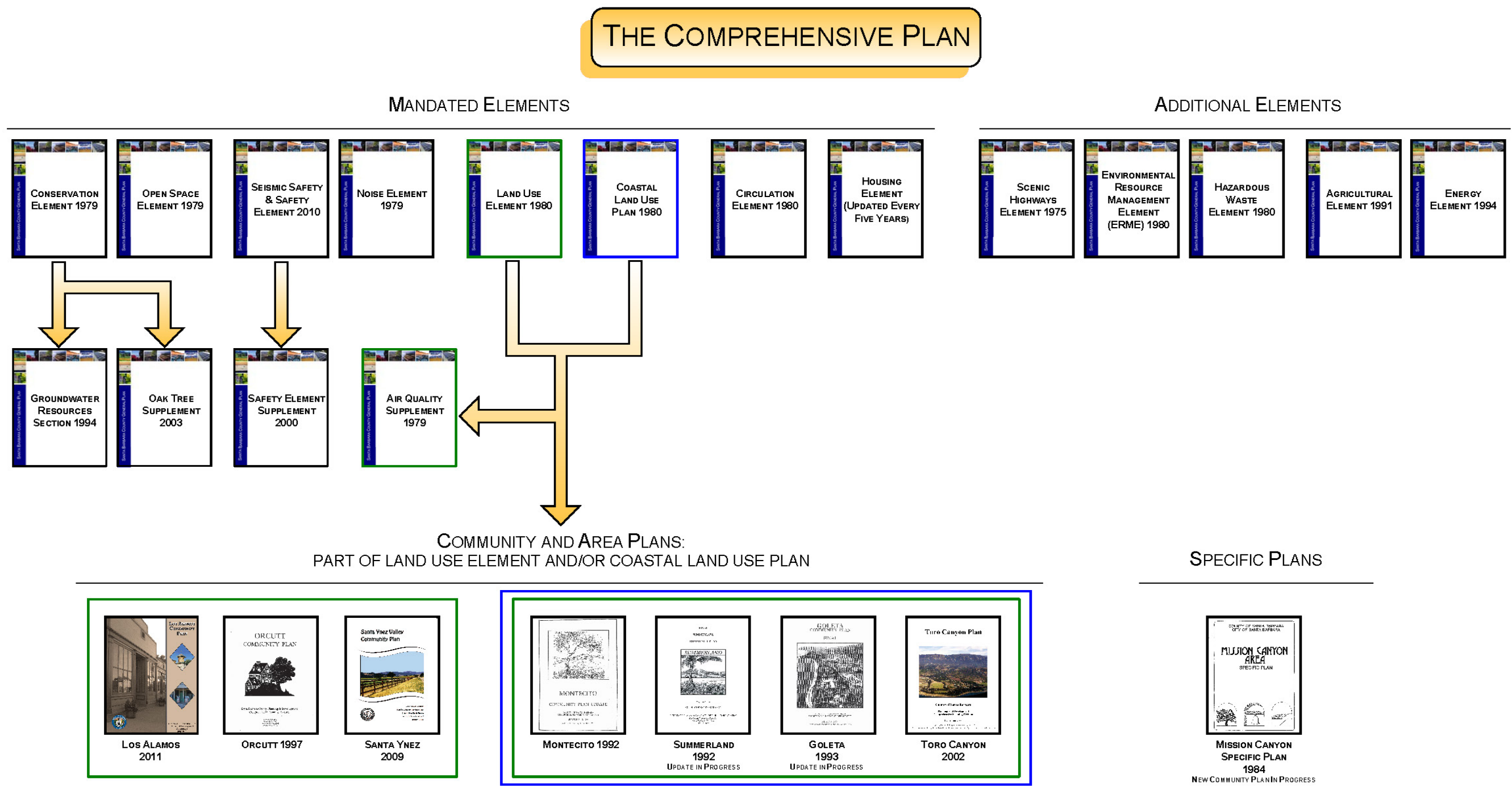
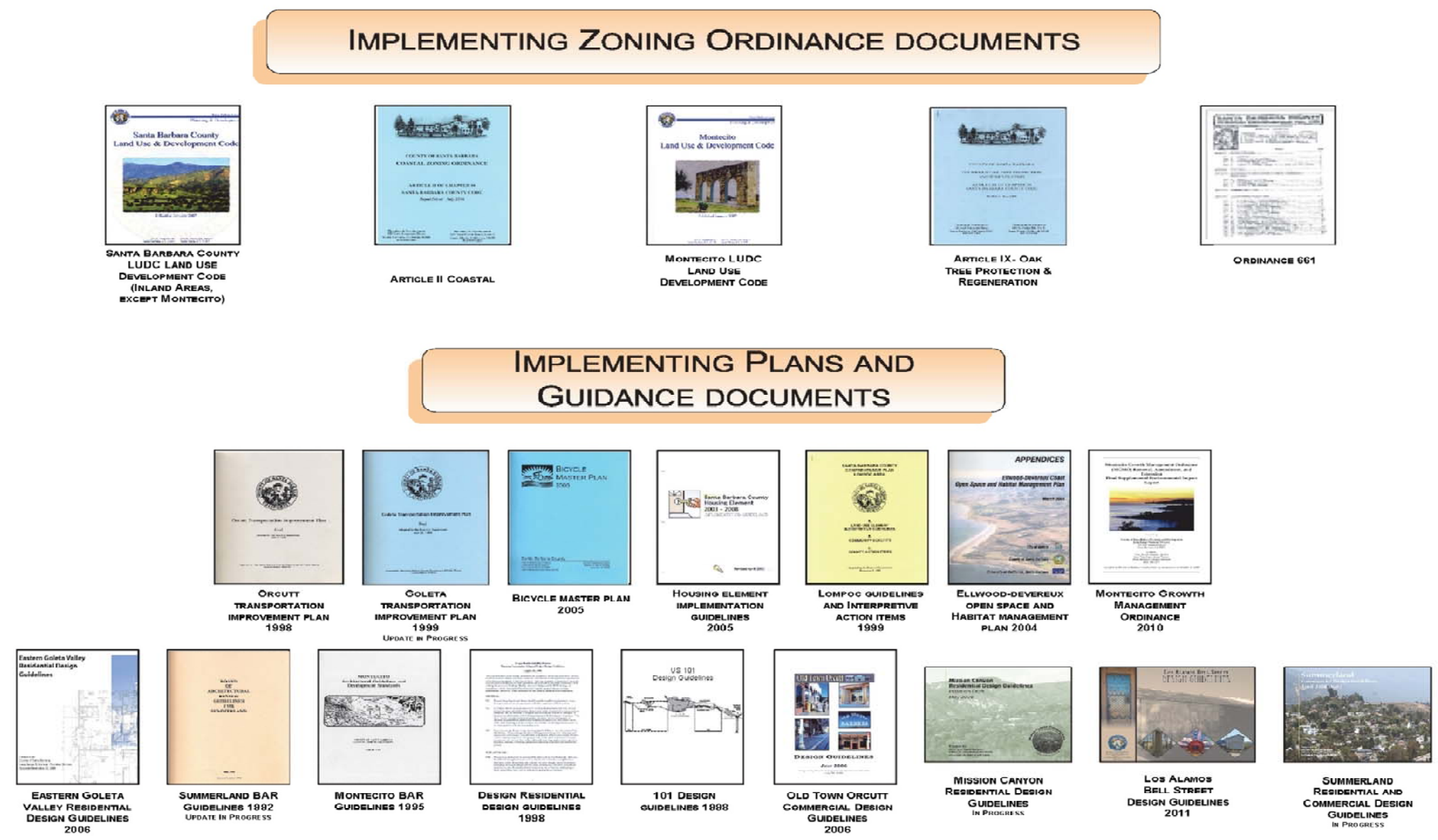


Figure 2: Implementing Documents



4.3 FY 2013-2014 Completed Projects

The Board of Supervisors through their review of the FY 2013-2014 Work Program, prioritized projects for the Long Range Planning Division. Projects that have been completed during FY 2013-2014 are shown in Table 1, below.

**TABLE 1
COMPLETED PROJECTS
WORK PROGRAM FY 2013-2014**

COMPLETED PROJECTS
Mobile Home Park Conversion Ordinance*
Mission Canyon Community Plan*

*Anticipated to be completed by June 30, 2014

4.4 FY 2013-2014 Proposed Required Services, Operations and Projects

Table 2, below, provides a summary of Long Range Planning on-going services, operations and projects for FY 2014-2015, including grant funded projects, State mandated projects funded by general fund contributions (GFC), and on-going projects funded by GFC. This table also provides the full-time equivalent (FTE) staffing levels that are a rough estimate for each project for FY 2014-2015 as well as FTE requirements for core required services and operations. This year's Work Program numbers for FTE also include all administrative costs to better reflect the actual costs and overall division staffing needs. A brief description of each on-going project is provided in section 4.7 of this report, below.

**TABLE 2
 ON-GOING SERVICES, OPERATIONS AND PROJECTS
 FY 2014-2015**

ON-GOING PROGRAMS AND PROJECTS		FTE*
Required Services		
	Grant Research & Applications	
	Ag Preserve Processing & APAC Support	
	Regional & Inter-Agency Coordination	
	Technical Support to Other Depts	
	Legislative Review	
	General Plan Consistency Review	
	Responsible Agency Review	
	CIP Conformity Review	
	General Plan Annual Report	
	LAFCO/SBCAG Review	
Subtotal – Required Services		0.8
Operations		
	Budget Development and Implementation	
	Public Information, Referrals, Website and Outreach	
	Staff Meetings and Training	
	Evaluation and Performance Reviews	
	Division Administration	
Subtotal - Operations		2.5
Projects		
GRANT FUNDED PROJECTS		
1	Los Alamos Pedestrian-Circ-Parking Plan (grant)	0.5
2	Mission Canyon Multi-Modal Plan (grant)	0.1
STATE MANDATED PROJECTS		
3	Housing Element Update 2015-2023	1.0
4	Disadvantaged Communities – Land Use Element	0.4
5	Important Minerals – Conservation Element	0.1
6	Fire Hazards – Safety Element	0.2
ON-GOING PROJECTS		
7	Summerland Community Plan	0.1
8	Energy & Climate Action Plan	0.2
9	Eastern Goleta Valley Community Plan	0.7
10	Isla Vista Master Plan	0.2
11	Winery Ordinance Update	0.3
12	Santa Claus Lane Beach Access and Street Improvements	0.3
13	Gaviota Coast Plan	1.2
14	Hollister Avenue Streetscape Plan	0.4
Subtotal - Projects		5.7
TOTAL FTE		9.0

*FTE = Full Time Equivalent Staff (Numbers Rounded Up)

4.5 Potential New Projects

In addition to the on-going projects for FY 2014-2015 that are listed above in Table 2, there are other potential short-term projects that could possibly be taken on by the Long Range Planning Division, depending on funding support. These projects have never been funded and have never begun, although they may have appeared in a table in prior Work Programs. The projects have been suggested from a variety of sources and are recommended by staff based for consideration as shown in Table 3, below, in descending order of priority. These projects are recommended for consideration of inclusion into the current Work Program. The final budget adopted by the Board of Supervisors for the Planning & Development Department will determine the level of policy development that will occur in FY '14-'15. As more funding is provided, more projects can be worked on.

**TABLE 3
 POTENTIAL NEW PROJECTS
 SHORT-TERM (1 + YEARS)**

POTENTIAL NEW PROJECTS		FTE*
Short-Term (1-2 Years)		
15	Coastal Resiliency Plan (grant)	0.3
16	Alternative Fuels Readiness Plan (grant)	0.3
17	Community Choice Aggregation Feasibility Study (grant)	0.2
18	Santa Ynez-Los Olivos Parking/Circulation Plan (grant)	0.2
19	Agricultural Permit Streamlining	0.3
20	Circulation Element Update	1.0
21	Ordinance 661 Consistency Rezoning	0.3
22	Outdoor Lighting Ordinance	0.3

*Estimated for one fiscal year. Some projects may take more than one year to complete.

4.6 Potential Mid-Term Projects

Table 4 below lists potential new projects suggested by staff as mid-term projects (recommended to begin after short-term projects). This table provides a longer term view of those projects that may be funded in future years. These projects are not recommended for inclusion into the 2014-2015 Work Program, but should receive consideration in the future for inclusion into a Work Program.

**TABLE 4
 POTENTIAL FUTURE PROJECTS
 MID-TERM (3+ YEARS)**

POTENTIAL FUTURE PROJECTS		FTE*
Mid-Term (3+ Years)		
23	Economic Development Element	1.0
24	Sign Ordinance	0.4
25	Montecito Design Guidelines	0.5
26	Mission Hills/Vandenberg Village Vision Plan	0.9
27	Santa Ynez & Los Olivos Design Guidelines	0.6
28	Safety Element Update	0.8
29	Telecommunications Ordinance	0.6
30	Open Space Element Update	2.7
31	Noise Element Update	1.3
32	Land Use Element Update	3.0
33	Mission Canyon Post-Disaster Recovery Plan	0.4
34	Montecito Tree Protection Standards	0.5
35	Special Events – Good Neighbor Policy	1.5
36	Inclusionary Housing Fee Update	0.7

* FTE are rough estimates.

4.7 Descriptions of On-Going Projects

A brief description of each project listed in Table 2, above, is provided as follows in alphabetical order of the project names. All dates noted assume full funding of the project during the 2014-2015 Fiscal Year, and during subsequent fiscal years for multi-year projects.

1. Disadvantaged Communities - Land Use Element Update

- Mandated requirement (SB 244) that each county review and update the Land Use Element of its general plan to identify “disadvantaged communities” within the unincorporated areas, and analyze water, wastewater, stormwater drainage, and structural fire protection needs or deficiencies for each community.
- The Land Use Element amendment must include an analysis of potential funding mechanisms that could make the extension of services and facilities to identified communities financially feasible.

- The Land Use Element Update must be approved on or before approval of the county's 2015-2023 Housing Element which is scheduled for adoption and submittal to the State HCD by February 15, 2015.
- 2. Eastern Goleta Valley Community Plan**
- Update the goals, policies and implementing actions for the Eastern Goleta Valley portion of the Goleta Valley Community Plan.
 - Prepare the Mixed Use – Eastern Goleta Valley zoning district for the Hollister Avenue/ State Street Corridor to provide for economic vitality; and amend the County Land Use and Development Code.
 - Consider rezonings as directed by the State Housing and Community Development.
 - Present a draft environmental impact report for public and agency comments in Summer 2014.
 - Board adoption of Plan is currently scheduled for Summer 2015.
- 3. Energy & Climate Action Plan**
- The Climate Action Plan will set an emission reduction target and provide a policy framework to reduce greenhouse gas (GHG) emissions within the unincorporated County.
 - The Plan will also provide a programmatic approach to mitigation of GHG emissions for new projects consistent with the amended CEQA Guidelines, saving applicant's time and costs.
 - Board of Supervisor adoption hearings are anticipated in Fall 2014.
- 4. Fire Hazards - Safety Element Update**
- Implement the provisions of Senate Bill 1241, a new State-mandate that requires the County to update the Safety Element of the Comprehensive Plan.
 - Develop and incorporate information and policies regarding development in very high fire hazard severity zones designated by the State and where the State has the financial responsibility to fight fires, called State responsibility areas.
 - Submit updated Safety Element to the State Board of Forestry and Fire Protection for review, as required by SB 1241.
 - As required by SB 1241, adopt the updated Safety Element before adoption of the 2015-2023 Housing Element which is scheduled for adoption and submittal to State HCD by February 15, 2015.
- 5. Gaviota Coast Plan**
- Develop area plan which will update land use policies for the Gaviota Coast that are reflective of community values, trends and conditions, and are intended to protect Gaviota's unique characteristics and rural integrity.
 - The Plan will provide a pathway for the community to address topics such as agricultural stewardship and sustainability, biological resources, design standards, public access, and scenic resources.
 - Public release and comment of DEIR is scheduled for Fall 2014.
 - Board adoption of the Plan is scheduled for Summer 2015.

6. Hollister Avenue Streetscape Plan

- Develop design standards and streetscape plan to enhance the aesthetics and provide for economic vitality in the area from Nogal Road/Modoc Drive to Hwy 154.
- The Plan will be in concert with the circulation improvement plan being spearheaded by County Public Works.
- The consultant will seek public comments from residents and business owners.
- Design concepts will reflect the existing community's history and character and provide a distinct gateway into the area.
- Board adoption of the Plan is currently scheduled for Summer 2015.

7. Housing Element Update 2015-2023

- Update the 2009-2014 Housing Element of the Comprehensive Plan as mandated by State law.
- Engage critical stakeholders, including homeowners, special needs populations, business owners, real estate professionals and housing providers throughout the update process.
- Include the County's fair share of regional housing need while reflecting the vision and priorities of local communities; and provide housing for families and workers.
- Board adoption of the Plan is currently scheduled by February 15, 2015 to meet the State mandated adoption timeline
- Submit the updated Housing Element to the California Housing and Community Development Department for compliance review in Winter 2014/15.

8. Important Minerals - Conservation Element Update

- Mandated requirement for local agencies to map important mineral resources as defined by the state and to adopt General Plan policies for their protection to assure future accessibility for roads and other industrial needs.
- Staff will develop Conservation Element Policies and maps which meet state requirements.
- Board adoption of the Plan is currently scheduled for Winter 2014/15 in order to meet the State mandated timeline of one year from classification rule making which is anticipated in Winter 2013/14.

9. Isla Vista Master Plan Coastal Commission Certification

- In 2007, the Board of Supervisors approved the Isla Vista Master Plan and accompanying zoning ordinance amendments and submitted them to the Coastal Commission for certification, including rezoning for more density and enhancement of commercial development.
- Coastal Commission identified several issues that the County needs to address before the submittal could be deemed complete. In addition, the dissolution of the RDA, analysis of green house gas impacts, parking permit pilot program, and zoning of County-owned properties needs to be addressed.
- P&D staff will respond to the remaining issues and resubmit the master plan and zoning ordinance amendments to the Coastal Commission for certification.
- Board adoption of the IVMP amendments and ordinances is currently scheduled for late Fall 2014, followed by submittal to Coastal Commission for certification.

10. Los Alamos Parking and Pedestrian Plan

- Develop concept level solutions for multimodal safety in Los Alamos linking residential areas to downtown and Olga Reed Elementary School, and enhancement of the commercial business district.
- Implement multimedia, bilingual public outreach program targeted at underrepresented groups (minorities, commuters, and students) and local residents and businesses.
- Prepare preliminary designs for parking, multimodal circulation, landscaping and public art, street furniture and transit.
- Conduct public workshops and meetings in coordination with the Los Alamos Planning Advisory Committee (LAPAC), Los Alamos Senior Center, Los Alamos Men's Club, and Olga Reed Elementary School.
- Involve local students and families in the planning of Safe Routes to School through surveys and the Design Your Route to School Poster contest.
- Present a final Pedestrian Circulation and Parking Plan to LAPAC in Summer 2014 for a recommendation to the Planning Commission and Board of Supervisors adoption in Winter 2014/15.

11. Mission Canyon Multi-Modal Plan

- Develop concept level solutions for a multimodal safety project from Mission Santa Barbara (City of Santa Barbara) to Mission Canyon Road (Santa Barbara County) up to Foothill Road (State Route 192).
- Ensure coordination with County Public Works, City of Santa Barbara, local residents and property owners, and Concerned Citizens for Safe Passage. Conduct community outreach for input on concept level plans.
- Present draft concept plans to County and City review bodies for comments.
- Develop a Memorandum of Understanding between the County and City of Santa Barbara regarding staff resources and funding for future implementation phases of the project in Winter 2014/15.

12. Santa Claus Lane Beach Access and Street Improvements

- Enhance recreation and business opportunities by preparing a master plan for streetscape improvements, safe beach access, and parking for an approximately one-half mile segment of frontage road and beach along Santa Claus Lane/Padaro Beach.
- Prepare preliminary plans for parking, landscaping, multimodal circulation, beach user amenities, and an at-grade pedestrian rail crossing for beach access; and streetscape improvements in the business district to enhance economic vitality.
- Conduct workshops, meetings and other outreach activities to involve the public and local business owners in all phases of the project. Ensure coordination with County Public Works, Caltrans, and Union Pacific Railroad.

- PUC permit hearing and Zoning Administrator hearing for CDH for at-grade crossing anticipated in Summer 2015.
- Environmental review for Streetscape Plan to be completed in Summer 2015.
- CDH for the Streetscape Plan is currently scheduled for Summer 2015.

13. Summerland Community Plan

- Update the 1992 Summerland Community Plan, focusing on the chapters that address transportation and visual resources.
- Replace the 1992 Summerland design guidelines with separate commercial and residential design guidelines, facilitating review of commercial and residential projects.
- Conduct a community outreach program, including facilitating meetings with the Summerland Public Advisory Committee (SunPAC).
- Board adoption of the Plan is currently scheduled for Spring 2014.
- Submittal to Coastal Commission for certification in Summer 2014.

14. Winery Ordinance Update

- The project focus is to improve permitting efficiency by clarifying ambiguities and inadequacies in the existing winery ordinance which will help to increase certainty in the winery permit process both for winery applicants and neighbors.
- The update may address tasting rooms, food service, special events, neighborhood compatibility, enforcement and monitoring, and ordinance definitions and development standards.
- The EIR will be released for public review and comment in Summer 2014.
- Board adoption is scheduled for Winter 2014/15.

4.8 Projects Involving Other Divisions and Departments

4.8.1 Other Planning and Development Divisions

In addition to the projects listed in the tables above, there are many projects being worked on by other divisions within the Planning and Development Department. These projects usually address a more specific topic that doesn't require the lengthy research and public input that is more typical of the Long Range Planning Division projects. The Development Review Division also plays a key role in the review of Long Range Planning Division projects to assure that future implementation is smooth.

4.8.2 Agricultural Planning

The role of Agricultural Planning is twofold. The Agricultural Land Use Planner provides advice and input to staff and decision-makers on policy matters affecting agriculture and assists in the development of long range planning tools and policy initiatives meant to protect and enhance agricultural resources. Examples of this include the Winery Ordinance Update, described above. Secondly, Agricultural Planning provides technical expertise to planning staff, as well as other local agencies on development proposals affecting agricultural land.

4.8.3 Public Works Department

The role of the Public Works Department, Transportation Division in updating Community Plans is largely one of engineering oversight and review of technical documents. While the department may play a key role in conjunction with general planning and development of traffic engineering study scopes, thereafter their role is mainly peer review of work submitted by engineering consultants and assisting Long Range Planning staff to analyze traffic conditions on projects with no technical consultants. This is important to ensure that the design of public infrastructure is done to current engineering standards and to ensure that the other elements of the community plan are well supported by infrastructure. Projects for FY 2013-2014 that are anticipated to receive substantial input from the Public Works Departments include the Disadvantaged Communities, Eastern Goleta Valley Community Plan, Gaviota Coast Plan, Los Alamos Parking & Pedestrian Plan, and the Mission Canyon Multi-Modal Improvements.

5.0 RECOMMENDATION AND CONCLUSION

Staff recommends that the County Planning Commission recommend to the Board of Supervisors that they receive and file the FY 2014-2015 Work Program as depicted by Tables 1-4 and as described in section 4.0 of this staff report, along with any recommended revisions, as the prioritization of project work for the Long Range Planning Division in FY 2014-2015.

The Work Program is scheduled to be heard by the Montecito Planning Commission on February 26, 2014 and by the Board of Supervisors on March 18, 2014. The Montecito Planning Commission's recommendations and the County Planning Commission's recommendations regarding project priorities for Fiscal Year 2014-2015 will be forwarded to the Board of Supervisors for their consideration in their review and approval of the final 2014-2015 Work Program.