

**Santa Barbara County  
2010 Comprehensive General Plan Annual Progress  
Report**



Planning and Development  
Long Range Planning  
123 E. Anapamu Street  
Santa Barbara, CA 93101  
March 2011

# Acknowledgements

## Planning and Development

Glenn Russell, Ph.D., Director

Dianne Black, Director, Development Services

Jeff Hunt, Director, Long Range Planning

**Santa Barbara County  
Comprehensive General Plan Annual Progress Report  
2010**

**Table of Contents**

<b>1. Purpose of the Annual Progress Report.....</b>	<b>1</b>
<b>2. Structure of the Comprehensive General Plan and Supporting Documents.....</b>	<b>2</b>
<b>3. Comprehensive General Plan Amendments and Implementation Activities.....</b>	<b>4</b>
<b>4. Housing Element Activity.....</b>	<b>10</b>
<b>5. Annual Work Program Management.....</b>	<b>15</b>

**List of Tables**

<b>Table 1: Santa Barbara County Comprehensive General Plan Elements.....</b>	<b>2</b>
<b>Table 2: Santa Barbara County Household Income Limits.....</b>	<b>12</b>
<b>Table 3: Approved Residential Development Projects by Income Category.....</b>	<b>12</b>
<b>Table 4: 2010 Housing Activity within IVMP Area.....</b>	<b>14</b>
<b>Table 5: Recent Housing Opportunities.....</b>	<b>14</b>

**Attachment A: State Department of Housing and Community Development Data  
Tables**

## **1. Purpose of the Annual Progress Report**

This report is being submitted to the State of California pursuant to Government Code Section 65400, which requires all jurisdictions to report on the progress of their General Plan implementation. The County of Santa Barbara's Planning Commission serves as the County's planning agency responsible for recommending reasonable and practical means for implementation of the Comprehensive General Plan and associated Elements. Planning Commission members are appointed by the Santa Barbara County Board of Supervisors representing each of the five districts within the County. Following adoption and endorsement of this report by the Planning Commission and County Board of Supervisors, it will be forwarded to the Governor's Office of Planning and Research (OPR) and the California Department of Housing and Community Development (HCD).

The County Board of Supervisors and the Planning Commission oversee Comprehensive General Plan implementation, which is assigned to the County Department of Planning and Development. The Comprehensive General Plan includes thirteen Elements (seven mandated, five optional, plus the Local Coastal Plan). Additionally, there are seven community plans, two specific plans and five implementing zoning ordinance documents outlining the strategy for execution of adopted goals (see Table 1 below). Government Code Section 65400 requires that a jurisdiction's General Plan serve as "an effective guide for orderly growth and development, preservation and conservation of open space land and natural resources, and the efficient expenditure of public funds relating to the subjects addressed in the general plan."

Implementation of the Comprehensive General Plan occurs through the Long Range Planning Division's Annual Work Program which identifies projects that advance goals within the unincorporated area of the County. The Annual Work Program, which runs for the fiscal year from July 1 through June 30 of the following calendar year, provides an outline of annual projects designed to update and implement the Comprehensive General Plan, thereby satisfying the requirements of Government Code Section 65400. Projects from previous Work Programs are summarized in this report.

This Annual Report also describes the County's progress in meeting its regional housing needs over the reporting period and describes local efforts to remove government constraints to maintain, improve, and develop housing to satisfy Government Code Section 65400. The 2003-2008 Housing Element Update, initially adopted March 2004, amended May 2006, and adopted in final form February 2009, provides a detailed analysis of the County's housing production and related efforts to remove or ameliorate a variety of constraints to housing development, particularly in the affordable housing category. Additionally, the 2009-2014 Housing Element Update received final Board adoption on November 2, 2010, and is currently awaiting certification by State Department of Housing and Community Development (SHCD). Due to changes in the State of California General Plan annual reporting cycle, the housing data associated with the County's Housing Element spans the calendar year, instead of the fiscal year. This Comprehensive General Plan Annual Report includes residential production for the 2010 calendar year.

## 2. Structure of the Comprehensive General Plan and Supporting Documents

**Table 1: Santa Barbara County Comprehensive General Plan Elements**

<b>Elements</b>	<b>Type</b>	<b>Year Adopted</b>
Scenic Highways Element	Optional	1975
Conservation Element	Mandated	1979
Seismic Safety & Safety Element	Mandated	1979
Open Space Element	Mandated	1979
Noise Element	Mandated	1979
Land Use Element	Mandated	1980
Environmental Resource Management Element	Optional	1980
Air Quality Supplement to the Land Use Element	Part of Land Use Element	1981
Coastal Land Use Plan (Local Coastal Plan)	Mandated Coastal Plan	1982
Hazardous Waste Element	Optional	1990
Agricultural Element	Optional	1991
Circulation Element	Mandated	1991
Groundwater Resources Section	Part of Conservation Element	1994
Energy Element	Optional	1994
Housing Element	Mandated	2010
<b>Community and Specific Plans</b>		
Mission Canyon Specific Plan	Part of Land Use and Circulation Elements	1984
Montecito Community Plan		1992
Summerland Community Plan		1992
Goleta Community Plan		1993
Los Alamos Community Plan		1994
Orcutt Community Plan		1997
Toro Canyon Area Plan		2002 - Inland 2004 - Coastal
Rice Ranch Specific Plan		2003
Santa Ynez Community Plan		2009

The existing structure of the County's Comprehensive General 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 General Plan, 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 last decade the County has created an approach that greatly exceeds minimum State requirements based upon extensive public input, technical recommendations from staff, and direction from the Board of Supervisors and Planning Commission.

The separate zoning ordinances have recently been reformatted into the County Land Use and Development Code (LUDC) and the Montecito LUDC. The development codes became effective January 2, 2007. The Coastal Zoning Ordinance (Article II) will remain in effect until the California Coastal Commission certifies the Coastal Zone portions of the County LUDC. Article IX, covering oak tree protection, and Ordinance 661, which applies to certain agricultural parcels, both remain as standalone documents, although Ordinance 661 is being incrementally phased out and replaced with the LUDC. These documents play a key role in implementing the Comprehensive General Plan. Substantial public involvement was involved in the drafting and adoption of all these elements and implementing documents.

During the 1980s, the various Elements of the Comprehensive General Plan became dated and some drawbacks of its structure became apparent. In particular, the discussion and organization of topical elements on a Countywide basis did not adequately reflect the differing values and planning concerns of the unincorporated communities, and lacked detailed guidance in the form of community-specific policies and development standards. As a result, the Comprehensive General Plan was updated and reformatted by adopting community plans that covered the full range of topical elements or issues within defined geographic areas. Community plans have been adopted for Summerland, Montecito, Goleta, Los Alamos, Orcutt, Santa Ynez, and the Toro Canyon area, as well as specific plans for Mission Canyon and Rice Ranch. Several communities are currently updating these original plans, including the Eastern Goleta Valley, Summerland, Los Alamos, and Mission Canyon. Additionally, the process has begun on creating a rural plan for the Gaviota Coast.

### **3. Comprehensive General Plan Amendments and Implementation Activities For CY 2010**

The County of Santa Barbara's Planning and Development Department has maintained the Comprehensive General Plan and overseen its implementation, and has also worked with communities to develop community plans that reflect distinct community characteristics, development patterns, and goals. The related programs and work efforts over the 2010 reporting period are described below.

#### ***Ongoing Projects***

##### **Climate Action Strategy**

The Climate Action Strategy (CAS) was initiated in Fiscal Year 2009 – 2010 and is expected to be completed by June 30, 2013. The project was originally scoped assuming that a greenhouse gas (GHG) emission inventory would be completed by the Air Pollution Control District (APCD) in the Fall of 2009. The project was later re-scoped to include the completion of a GHG inventory by the County.

The CAS will provide a study of all current County activities which assist in reducing GHG emissions. The CAS also provides a set of recommendations for the County to consider and identify and prioritize potential Countywide GHG emissions reduction measures in the focus areas of 1) Air and Energy, 2) Land Use and Transportation, 3) Green Building, and 4) Resources Conversation. The GHG emissions reduction measures are scored and ranked based on a qualitative scoring system that measures value based on predetermined criteria. Additionally, the CAS provides a community (GHG) emissions inventory which profiles emissions in the unincorporated county for the years 1990, 2007, 2020, and 2035. The CAS will also include a plan for reducing County GHG emissions to meet reduction targets, including adoption of GHG thresholds applicable to specific projects.

##### **Countywide Annexation Procedures**

This project was initiated by the Board during Fiscal Year 2007-2008. It is intended to ensure that the County is positioned to maintain its financial health and the long-term integrity of public services to those living within the unincorporated area by establishing County guidelines for responding to proposed city and special district annexations, detachments, formations, and other reorganizations. These guidelines aim to ensure that the County's ability to comply with State and federal law is not jeopardized as cities expand into the semi-urban and rural areas of the unincorporated county. Additionally, they will make certain that all County policies are followed. A guidelines manual has been produced which documents the internal County process for tax negotiations and Local Agency Formation Commission (LAFCO) requests for reportback of information on proposed city and special district annexations, detachment formations, and other reorganizations. The resulting guidelines will inform the CEO and Board by identifying policies and priorities for negotiation before and during LAFCO review.

## **Gaviota Coast Plan**

The Gaviota General Plan Advisory Committee (GavPAC) has been selected and regular meetings are continuing. The first stage of GavPAC meetings informed the GavPAC and the public of significant issues through a series of informational meetings. Following this informational phase, the GavPAC has begun in-depth discussion of the issues and potential tools necessary to refine existing rural policies to address the specific needs of the Gaviota Coast. The Gaviota Coast Plan will provide an updated policy environment that is reflective of and responsive to current community norms and values as well as trends and conditions by protecting 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, bio-regional planning, watershed protection, cultural resource preservation, design standards, public access, and scenic resources.

## **Goleta Community Plan Update**

Originally adopted in 1993, the Goleta Community Plan is a land use plan for the unincorporated Goleta Valley. This project will update the Plan to address land use planning and sustainable communities, mobility and circulation, habitat and open space, agriculture and rural lands, and public services and facilities. Beginning in October 2008, the Long Range Planning Division facilitated a series of public meetings and workshops to review, evaluate, and update the 1993 Goleta Community Plan in collaboration with the Board-appointed Goleta Valley Planning Advisory Committee (GVPAC). Staff completed a draft updated Goleta Valley Community Plan based on the community's goals articulated by the GVPAC. Environmental review of the draft plan is scheduled to be initiated during FY 2011-12. This project will continue into the 2012-2013 Fiscal Year with environmental review and adoption of the plan.

## **Housing Element Implementation Programs**

Following discussions with State Housing and Community Development (SHCD) during processing of the County's 2009-2014 Housing Element, SHCD communicated its preference for implementing affordable housing requirements through the use of ordinances, instead of policies or programs. As a result the County is currently working to remove its Inclusionary Housing Program from the Housing Element and codify it through the adoption of an ordinance. The implementation of other Housing Element programs will include amendments to the County's development codes to meet the requirements of certain fair housing laws, the development of permits and processes for those seeking reasonable accommodation for disabled persons, and updates necessary to comply with recent state allowances for the permitting of individual farmworker housing units to state-licensed agricultural operations.

## **Los Alamos Community Plan Update**

At its April 15, 2010 meeting, the Los Alamos Planning Advisory Committee (LAPAC) unanimously recommended certification of the Final EIR and adoption of a new Community Mixed Use Los Alamos (CM-LA) zone district, a new form-based code, and revised design guidelines for the downtown Bell Street Corridor. Two Planning Commission hearings were held on the proposed Final Los Alamos Community Plan (LACP) on August 11, 2010 and October 13, 2010. In response to questions from the Planning Commission, Long Range Planning staff prepared additional analysis of existing and projected future downtown parking supply and refined Community Plan policies addressing the timing and funding of future on-street parking. The



Planning Commission unanimously recommended that the Board of Supervisors adopt the final LACP with minor refinements to the Plan in the areas of parking, drainage, permitted uses, and public facilities. The Board unanimously voted to adopt the LACP on February 15, 2011.

### **Mission Canyon Community Plan Update**

The draft Mission Canyon Community Plan was initiated for environmental review by the Board of Supervisors in October 2008. To inform the environmental review process, the County funded three special consultant studies: biological resources, hydraulic evaluation/water distribution, and traffic and fire hazards analysis. The environmental review process was delayed due to the loss of funding for consultant preparation of the environmental document, the time required to re-evaluate the baseline in light of the Jesusita Fire, and required extensive consultation with the City of Santa Barbara. As a result, the project schedule was pushed back approximately six months to accommodate staff preparation of the EIR and the review and revision time needed on the Draft EIR. Adoption of the community plan is anticipated in Summer of 2011.

### **Mission Canyon Residential Parking Strategy**

The Residential Parking Strategy is a response to fire and related emergency ingress/egress issues that elevated the importance of this project for the community. A Parking Strategy sub-committee was appointed to fully evaluate the issues and develop recommendations for the Mission Canyon Planning Advisory Committee's (MCPAC) consideration. Meetings in addition to those originally planned within the scope of the Community Plan were held to develop the recommendations, and a public participation plan was developed in order to ensure community members are fully informed of the parking strategy recommendations. The sub-committee ultimately recommended new policies, development standards, and a striping plan which was approved by the MCPAC. Environmental review is occurring concurrently with the Mission Canyon Community Plan EIR.

### **Orcutt Community Plan Amendments**

The goal of the Orcutt Community Plan Amendments is to make relatively minor revisions to remove infeasible drainage system requirements, respond to an appellate court decision, and revise traffic level of service requirements in support of policies calling for a pedestrian friendly shopping district in Old Town Orcutt. The focused community plan amendments include removal of the existing regional basin policy, community plan text and map amendments to remove a wetland delineation from Key Site 22, and a reduction to the traffic level of service standard for Clark Avenue to promote traffic calming and pedestrian safety in Old Town Orcutt. Environmental review will be conducted during winter 2010-2011 with Planning Commission and Board hearings to occur during Spring/Summer 2011.

### **Required Services and Operation Management**

Long Range Planning is responsible for ongoing required services related to regional planning, technical support, responsible agency review, and General Plan consistency review. Regional Planning services include work on County-wide and Inter-County planning issues through participation on task forces/advisory groups such as SBCAG's Technical Planning Advisory Committee. The office's work with these groups and a multitude of others ensures that the County has an opportunity to address a variety of issues that have regional importance. The

office provides assistance and technical support to the County Executive Office and other departments related to inter-governmental relations, LAFCO annexation review, RHNA planning, census planning, environmental coordination on EIRs, and various fee studies.

Responsible agency review and General Plan consistency review requires staff to work closely with other departments, agencies and jurisdictions to ensure that new projects are consistent with the County's approved Comprehensive General Plan and that action items approved in various community plans are implemented. Examples of specific projects include the participation in the periodic update of transportation improvement plans, general plan consistency review for major projects, and Capital Improvement Program conformity review.

### **Senate Bill 375 (SB 375) Pre-Planning**

The passage of Senate Bill 375 has tremendous potential to influence the process and outcomes of local agency land use and transportation planning. This legislation has created a new planning paradigm which directly links regional transportation planning and services with state-mandated housing planning and allocations (RHNA). This new planning paradigm is intended to reduce GHG emissions that result from vehicle traffic by shortening the average commuting distance between residences and workforce centers. This goal is likely to be achieved by shifting housing allocations from rural regions which have limited employment opportunities to urban areas and cities which have established workforce centers such as large private businesses or public facilities. In late 2009, SBCAG voted to change the housing cycle from a 5-year to an 8-year period to better align with the Regional Transportation Plan cycle. In September of 2010, the California Air Resources Board set SBCAG's regional target at zero net increase in per capita emissions. SBCAG is beginning to prepare a Sustainable Communities Strategy, per the requirements of SB 375, which will influence the next cycle of RHNA allocations.

### **Summerland Design Guidelines and Community Plan Update**

In October of 2004, the County's Board of Architecture Review (BAR) and Summerland community members held a forum to discuss the need for better building design, scale, and compatibility of many new downtown projects within the existing commercial corridor of Lillie Avenue. The Summerland Planning Advisory Committee (SunPAC) was formed in November 2007 and began working to fine-tune the existing 1992 BAR Design Guidelines. Both the Commercial and Residential Design Guidelines are now essentially complete, as is an update to the traffic chapter of the community plan. Staff will now move forward with environmental review and Planning Commission and Board deliberations for all three components in 2011, with Coastal Commission review and certification expected in 2012.

## ***Completed Projects***

### **2009-2014 Housing Element**

The 2009-2014 Housing Element was adopted by the County Board of Supervisors on November 2, 2010 and subsequently submitted to the State for certification. In accordance with its correspondence dated February 9, 2011, the State Department of Housing and Community Development found that the County's 2009-2014 Housing Element complies with State Housing Element law.

The Regional Housing Needs Assessment (RHNA) allocation for the unincorporated County was 1,017 units, 407 of which had to be affordable for extremely-low, very-low, or low income households. The 2009-2014 Housing Element asserts that the County has a total capacity for 1,752 units, easily meeting its RHNA requirement for this planning period. Further details are provided in Section 4, Housing Element Activity.

### **Montecito Growth Management Ordinance (MGMO) Extension**

The project involved evaluation of service constraints within the Montecito Plan Area to determine the need to extend the existing MGMO. Staff collected technical data and prepared build-out information for the Montecito Plan Area. The County hired an outside traffic consultant to prepare a traffic study for the plan area, supplementing the traffic analysis contained in the original ordinance EIR. Environmental document preparation (Supplemental EIR) and public review occurred over spring and summer 2010. Montecito Planning Commission review and Board adoption hearings took place in the summer and fall of 2010. Subsequently the California Coastal Commission certified the updated MGMO in November 2010.

### **Revise Mineral Resource Extraction Policy in Comprehensive General Plan Conservation Element to Comply with CEQA**

Prior to this revision, the Conservation Element was neither consistent nor fully compliant with the conditions established for environmental review of projects under the California Environmental Quality Act (CEQA) and with the conditions for mineral extraction established through the Surface Mining and Reclamations Act (SMARA) of 1975. Under California State law, the Board of Supervisors is granted the discretion to approve projects despite potentially significant environmental impacts, so long as the development application fully complies with the findings requirements outlined in CEQA. This project resolves consistency issues that could prevent applications from making their way through the County's development review process for consideration by decision-makers. This minor update to the Conservation Element was completed concurrently with the Seismic Safety and Safety Element Update in the summer of 2010.

### **Seismic Safety and Safety Element Update/Strengthen Flood Protection Policies**

The update to the Seismic Safety and Safety Element (SSSE) was originally scheduled for completion in June 2009. However, the original 2007-08 Work Plan project "Update Safety Element" was combined with the 2008-09 Work Plan Project "Strengthen Flood Protections" to form the basis of the completed scope of work. Due to this expansion in the project scope, the project was not completed until August 2010.

This project facilitated compliance with Assembly Bill (AB) 162, which requires jurisdictions to update flood-related information in their respective General Plan Elements. Staff worked to augment existing policy discussion and data analysis within the General Plan Seismic Safety & Safety, Land Use, and Conservation Elements to demonstrate compliance with AB 162 (now California Government Code §65302). This project also included a discussion of how the SSSE policies are implemented in combination with the Santa Barbara County Multi-Jurisdictional Hazard Mitigation Plan (MJHMP), and adopted the MJHMP as an addendum to the SSSE.

### **University of California, Santa Barbara Long Range Development Plan Review**

The UCSB Long Range Development Plan (LRDP) is a comprehensive planning document which guides physical development such as the location of buildings, open space, circulation systems, and other land uses. A LRDP identifies the physical development needed to achieve academic goals and is used as a reference document for the campus, the University and the public. UCSB's 2025 LRDP proposes the addition of 6,736 students and staff, bringing the University's total population to 31,431. This expansion would have the potential to affect the County's ability to provide essential services. After the release of the Draft EIR for the 2025 LRDP, the County engaged in negotiations with the University in order to reach an agreement that achieves a 'fair share' distribution of the infrastructure and public services costs caused by the University's expansion in the coming years. A fair share settlement agreement between the University, the County, and the City of Goleta, cooperative service agreements between the University and County regarding fire protection, emergency services and law enforcement, as well as an Isla Vista programs agreement were finalized in Fall 2010. These agreements together address and resolve outstanding issues concerning the impacts to County services of growth under the LRDP.

## **4. Housing Element Activity**

### ***Housing Element Update***

For the majority of 2010, the County was operating under the 2003-2008 Housing Element. In November, the Board of Supervisors adopted the 2009-2014 Housing Element, with subsequent certification by the State Department of Housing and Community Development occurring in February 2011.

The 2003-2008 Housing Element was designed to address the existing and projected housing needs across all economic segments of the community. The Board of Supervisors adopted the draft 2003-2008 Housing Element in March 2004. Subsequently, State HCD informed the County that several revisions were necessary prior to certification. A Draft Revised Housing Element was submitted to HCD in September 2005. In December 2005, State HCD notified the County that the draft Revised Housing Element, if adopted by the Board of Supervisors, would be found to comply with State housing law. The Board of Supervisors adopted the revised Housing Element in May 2006 and the State granted conditional certification in August 2006.

In order to meet its RHNA obligations, the County initiated a rezone program to create a greater capacity for housing within the unincorporated area. Environmental review of the rezone program commenced in November 2006, but was halted in August 2007, when the Board adopted the Isla Vista Master Plan (IVMP). At the time, the IVMP, which rezoned 256 acres of land and produced the potential for 1,417 additional units in the unincorporated south coast community of Isla Vista, appeared to satisfy the State's requirements to address the 1,235 remaining RHNA units. This outcome was reported to the Planning Commission in September 2007 and subsequently to State HCD.

On September 9, 2008, following months of dialogue with State HCD regarding the IVMP, the Board adopted an amendment to the Housing Element documenting that 865 of the potential 1,417 additional units could realistically be built in Isla Vista. With these new 865 units added to the County's base land inventory, the County's RHNA shortfall was effectively reduced from 1,235 units to 370 units. A Focused Rezone Program was initiated to address this shortfall.<sup>1</sup>

On February 24, 2009, Santa Barbara County adopted the 2003-2008 Housing Element Focused Rezone Program and rezoned two vacant sites in the unincorporated community of Orcutt, identified as "Key Site 3" and "Key Site 30" in the Orcutt Community Plan. Adoption of the Focused Rezone Program required certification of the County's environmental impact report (EIR), amendments to the Comprehensive General Plan, and modifications to the zoning ordinance. The accompanying rezones created the capacity for a total of 372 units of housing and asserted the County's commitment to addressing affordable housing needs by removing government barriers and encouraging the development of real housing before the end of the planning period. However, State HCD then informed the County that only 650 units in the Isla Vista capacity could realistically be expected, leaving 215 units of unaccommodated need. This need is met by existing capacity, as shown in the 2009-2014 Housing Element.

Concurrent with the end of the 2003-2008 planning cycle, the County drafted its 2009-2014 Housing Element in order to address its new RHNA requirements, discussed below. The Draft

---

<sup>1</sup> Pursuant to GC § 65583(c)(1)

Element was first submitted for State HCD review on August 31, 2009 and went through multiple revisions before State HCD indicated, in June 2010, that the Draft Element met the requirements of State housing law and that staff could move forward with local adoption hearings. The 2009-2014 Housing Element was presented to the Planning Commission on September 8, 2010, and was adopted by the Board of Supervisors on November 2, 2010. State HCD ultimately certified the 2009-2014 Housing Element in February 2011.

### ***Regional Housing Needs Assessment (RHNA)***

#### **2007 – 2014 RHNA Requirements**

The 2007-2014 Santa Barbara County RHNA plan was adopted by the Santa Barbara County Association of Governments (SBCAG) Board in June 2008. Under the RHNA Plan, each of the County's eight incorporated cities and the unincorporated area received an allocation of new housing units to be accommodated during the 2009-2014 Housing Element Update period. The allocation for the unincorporated area of the County for this period is 1,017 units, broken down into the following categories of affordability:

- 235 very-low income units;
- 172 low income units;
- 160 moderate income units, and;
- 450 above moderate income units.

There are many approaches to facilitate units at these income levels. At a minimum, each jurisdiction is expected to identify land zoned to accommodate housing at the densities required to provide the total number of units and meet the affordability requirements mandated by State law. The land inventory conducted in the 2009-2014 Housing Element shows that the County can meet this requirement, as well as the 215 unit un-accommodated need from the previous RHNA cycle mentioned earlier in this report.

#### ***Affordable Housing Categories and Income Limits***

For this report, affordable housing was broken down into three categories: Very Low Income, Low Income, and Moderate Income. Each category was based upon a percentage of median income for Santa Barbara County, adjusted for household size, with a four-person household being the baseline. The income limits are updated annually by the U.S. Department of Housing and Urban Development (HUD), and form the income eligibility limits used by the State Department of Housing and Community Development (HCD). Qualifying income limits for each group are based on household size. State HCD determined annual gross income limits for Santa Barbara County households in 2010 are shown in Table 2 below.

<b>2010</b>	<b>Number of Persons in Household</b>				
	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>
Very Low Income	25,900	29,600	33,300	<b>37,000</b>	40,000
Low Income	41,450	47,400	53,300	<b>59,200</b>	63,950
Median Income	50,000	57,100	64,250	<b>71,400</b>	77,100
Moderate Income	60,000	68,550	77,150	<b>85,700</b>	92,550

Source: California Department of Housing & Community Development  
<http://hcd.ca.gov/hpd/hrc/rep/state/inc2k10.pdf>

### ***Housing Production in Context with County Housing Policy***

Production of affordable housing is facilitated by means of several specific County policies and the State’s Density Bonus Law. The general long term development goals within the Housing Element have encouraged the production of non-profit housing and private-sector housing to address the needs of all economic segments of the population, as well as State-identified special needs populations. Primary County actions intended to remove constraints to the development of new housing have included streamlining of residential second unit permitting requirements, establishment of development incentives for affordable and special needs housing projects, and streamlining permitting requirements for farmworker employee housing. In addition, the County has a track record of facilitating the use of State Density Bonus Law and Inclusionary Housing Program to produce additional affordable units.

### ***2010 Housing Production Progress***

The County’s efforts to facilitate housing production in 2010 focused on completion of the 2009-2014 Housing Element. The Element includes numerous programs that seek to make housing available to all segments of the population. For example, Program 1.2 will increase the effectiveness of the County’s Inclusionary Housing Program (IHP) by detaching the program from the Housing Element and reestablishing it as an ordinance, allowing for greater flexibility when IHP modifications are necessary. Similarly, Program 2.5 will incorporate a Reasonable Accommodation procedure into the County’s development codes, which will provide opportunities for administrative relief for housing projects that accommodate the needs of persons with disabilities and their families. With adoption of the 2009-2014 Housing Element by the Board of Supervisors on November 2, 2010, staff is poised to begin implementation of these and other programs contained in the Element.

	<b>Very-Low</b>	<b>Low</b>	<b>Moderate</b>	<b>Above Moderate</b>	<b>Total</b>
<b><i>Approved Housing Projects</i></b> Jan 1, 2010 – December 31, 2010	3	51	76	42	172*

\* Total includes: 13 Residential Secondary Units, 19 Mobile Home,s and 7 Farm Employee Dwellings

Table 3 identifies residential development projects permitted in 2010. A total of 172 units were permitted in 2010, with over 30% affordable to low and very-low income residents. Nineteen mobile homes were permitted, which is a 300% increase in permits over the previous year. Seven farm employee dwellings were permitted in 2010, compared with only two permitted in 2009. Combined with other affordable development efforts, such as residential second unit construction, non-profit projects and employee housing, and despite the precipitous decline in new construction and permit activity due to the unprecedented economic downturn, the County remains committed to meeting its mandated share of regional housing needs.

### ***Permit Activity within Isla Vista***

Pursuant to Program 1.13 of the 2009-2014 Housing Element, the County is required to review the effectiveness of the Isla Vista Master Plan (IVMP) within the context of its Annual Progress Report.

The County adopted the IVMP on August 21, 2007 in an effort to facilitate the development of housing in appropriate urban areas with existing services and transit infrastructure. This new Master Plan incentivizes the redevelopment of housing stock in close proximity to UCSB, the County's largest employer. The proximity between the Isla Vista project area and UC Santa Barbara presents significant opportunities for urban renewal and enhancement. The IVMP includes zoning designations and development incentives that produce a mix of urban unit types. These new zoning designations enabled through the IVMP accommodate residential densities of 25, 28, 30, 35, 40, and 45 units per acre. In doing so, the IVMP produced a build-out potential of 1,417 new units over the life of the plan. However, the County only included 552 of these units within its current Housing Element Land Inventory.

Since its local adoption in 2007, the County has been working cooperatively with the California Coastal Commission (CCC) to achieve CCC certification of the IVMP. CCC staff deemed the County's Local Coastal Program (LCP) amendment application for the IVMP complete in June 2010. Subsequent to the recent decision by the County's Board of Supervisors to develop a new Coastal Land Use Development Code (LUDC), County staff will be modifying the IVMP to integrate the IVMP into Article II, the County's Coastal zoning ordinance currently in effect in the Coastal Zone. This ordinance revision and corresponding LCP amendment application will help avoid delays in the IVMP certification while the County develops a new proposal for the LUDC.

This ongoing effort to achieve CCC certification has not prevented the IVMP from having a positive impact upon the County's generation of new housing opportunities. As illustrated in Table 4, in 2010 the County approved discretionary permits for 78 units of total housing within the IVMP's plan area. Thirteen of these units are deed-restricted affordable housing. In addition to this progress at the discretionary level, the County received building permit applications for 56 of these housing units.



<b>Table 4: 2010 Housing Activity within IVMP Area</b>	
<b>Units Approved at Discretionary Level</b>	<b>78*</b>
<b>Number of Units with Building Permits Submitted</b>	<b>56</b>
<b>Number of Units with Building Permits Issued</b>	<b>0</b>

\* Includes 13 deed restricted low- and very low-income units

### ***Countywide Efforts to Increase Housing Opportunities***

In addition to the positive results of the IVMP's implementation, the County acknowledges the value of creating further housing opportunities within its unincorporated jurisdiction. As stated in Housing Element Program 1.3, the County continues to examine possible housing opportunities via its active community planning processes and considers housing-related rezones on a case-by-case basis in areas without an existing or proposed community plan. In addition, the County continues to consider development code revisions which remove constraints to the production of additional housing. As illustrated in Table 5 below, the County has taken recent actions to create new housing opportunities.

<b>Table 5: Recent Housing Opportunities</b>			
<b>Action</b>	<b>Description</b>	<b>Date</b>	<b>Effect</b>
Agricultural Permit Streamlining	Required permit for detached residential second units was downgraded from a conditional use permit (discretionary) to a land use permit (ministerial).	Board Adopted 6/1/10	Reduces cost and time required to permit residential second units on Agriculture parcels.
Los Alamos Community Plan (LACP) Adoption	Created expanded capacity for mixed-use residential development along the Bell Street corridor.	Board Adopted 2/15/11	Increased housing capacity by 288 units.

## **5. Annual Work Program Management**

### *Proposed Amendments to the Comprehensive General Plan and Implementation Activities*

The Planning Commission and the County Board of Supervisors oversee the effectiveness and relevancy of the Comprehensive General Plan, and its implementation activities, through the annual review, adoption, and funding of Long Range Planning's Annual Work Program. The Draft 2011 – 2012 Annual Work Program outlines projects that could be prioritized by the community, Planning Commission and Board of Supervisors as timely, strategic and which represent an efficient use of limited resources. The final adopted Work Program may be reduced due to current budget constraints. Table 1 at the beginning of this annual progress report identifies the existing Comprehensive General Plan Elements and the year of their adoption. The Draft 2011 – 2012 Work Program identifies the schedule of current and proposed projects that will effectively monitor, maintain, and update the Comprehensive General Plan. It will be presented to the Planning Commission and Board of Supervisors in Spring 2011, and copies will be available at that time.

## ATTACHMENT A

### State 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 – 2003-2008 Housing Element Program Implementation Status

Table C2 – 2009-2014 Housing Element Program Implementation Status

**Please Note:**

A copy of Long Range Planning's Draft Annual Work Program will be distributed to the Planning Commission and Board of Supervisors and will be on file with Hearing Support at the Planning & Development Department office and the Clerk of the Board prior to public hearings. A copy of the Draft Annual Work Program will be submitted to the State with this Comprehensive General Plan Annual Progress Report.







**ANNUAL ELEMENT PROGRESS REPORT**  
***Housing Element Implementation***  
(CCR Title 25 §6202 )

**Jurisdiction** Santa Barbara County  
**Reporting Period** 1-Jan-10 - 31-Dec-10

**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	0	0	0	
(2) Preservation of Units At-Risk	0	0	0	0	
(3) Acquisition of Units	0	0	0	0	
(5) Total Units by Income	0	0	0	0	

\* Note: This field is voluntary

**Table A3**  
**Annual Building Activity Report Summary for Moderate and 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
No. of Units Permitted for <b>Moderate</b>	70	2	0	4	0	76
No. of Units Permitted for <b>Above Moderate</b>	41	0	0	1	0	42

\* Note: This field is voluntary















**ANNUAL ELEMENT PROGRESS REPORT**  
***Housing Element Implementation***  
(CCR Title 25 §6202 )

**Jurisdiction**                      Santa Barbara County  
**Reporting Period**              1-Jan-10              -              31-Dec-10

**Table C2**  
**2009-2014 Housing Element Program Implementation Status**

Program Description (By Housing Element Program Names)	Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including progress in removing regulatory barriers as identified in the 2009-2014 Housing Element.		
<b>Name of Program</b>	<b>Objective</b>	<b>Deadline in H.E.</b>	<b>Status of Program Implementation</b>
Program 1.2 - Inclusionary Housing Program Ordinance	Enhance Diversity, Quantity and Quality of Housing Supply	November 2012	Staff is currently drafting an ordinance, with adoption anticipated by the end of 2011.
Program 1.3 - Community Planning	Enhance Diversity, Quantity and Quality of Housing Supply	Varies	Los Alamos Community Plan was adopted Feb. 15, 2011; Goleta Community Plan in draft phase.
Program 1.9 - Support Energy Efficiency	Enhance Diversity, Quantity and Quality of Housing Supply	November 2013	County HCD emPower program is currently in development.
Program 1.10 - Compliance with State Density Bonus Law	Enhance Diversity, Quantity and Quality of Housing Supply	November 2013	Implementation will commence subsequent to completion of Program 1.2.
Program 1.13 - Annual Update on Isla Vista Production	Enhance Diversity, Quantity and Quality of Housing Supply	Annually	Information included in the Comprehensive General 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 Policy	Expand Special Needs Housing	November 2014	Implementation will commence subsequent to completion of Program 1.2.

