



BOARD OF SUPERVISORS
AGENDA LETTER

Clerk of the Board of Supervisors
105 E. Anapamu Street, Suite 407
Santa Barbara, CA 93101
(805) 568-2240

Agenda Number:

Submitted on:
(COB Stamp)

Department Name: Planning and Development
Department No.: 053
Agenda Date: April 7, 2026
Placement: Administrative Agenda
Estimated Time: N/A
Continued Item: No
If Yes, date from: N/A
Vote Required: Majority

TO: Board of Supervisors
FROM: Department Director(s): Lisa Plowman
Contact: Alex Tuttle, Deputy Director
SUBJECT: 2025 Comprehensive Plan Annual Progress Report

County Counsel Concurrence

As to form: N/A

Other Concurrence:

As to form: N/A

Auditor-Controller Concurrence

As to form: N/A

Recommended Actions:

That the Board of Supervisors:

- a) Receive and file the *2025 Comprehensive Plan Annual Progress Report* (Attachment A); and
- b) Determine that the County Planning Commission's actions regarding the *2025 Comprehensive Plan Annual Progress Report* are not subject to the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Sections 15060(c)(3) and 15378(b)(5).

Please refer the matter to staff for appropriate actions and findings if the Board takes other than the recommended actions.

Summary Text:

This item is before the Board of Supervisors to fulfill State reporting requirements of Government Code Section 65400(a) by submitting to the Governor's Office of Land Use and Climate Innovation and the California Department of Housing and Community Development an annual progress report detailing the County's status in implementing projects that the Planning and Development Department undertook in 2025 to maintain and implement the Comprehensive Plan, including the 2023-2031 Housing Element Update. Additionally, the *2025 Comprehensive Plan Annual Progress Report* discusses the County's progress in meeting its Regional Housing Needs Allocation in the third year of the current 2023-2031 planning period. The County also submits the annual progress report to the City of Santa Barbara in accordance with policies in the Mission Canyon Community Plan.

Planning and Development staff is requesting that the Board receive and file the *2025 Comprehensive Plan Annual Progress Report* and determine that the report is not subject to CEQA.

Discussion:

Purpose and Scope of the Annual Progress Report

The *2025 Comprehensive Plan Annual Progress Report* summarizes the projects that the Planning and Development Department undertook in 2025 to maintain and implement the Comprehensive Plan, including the 2023-2031 Housing Element Update, which was adopted by the Board of Supervisors on December 5, 2023, and received its final compliance determination on January 22, 2024. The 2023-2031 Housing Element Update contains 25 programs and 99 actions to help meet the housing goals and needs of the unincorporated county. The County made significant progress implementing several of these programs in 2025. Additionally, the County continued work on updates to the Open Space, Circulation, Seismic Safety and Safety Element, and the new Environmental Justice Element. The County also initiated and/or completed several zoning ordinance amendments, including cannabis odor ordinance amendments, senior mobile home park overlay amendments, lighting and signs regulations, accessory dwelling unit and Senate Bill 9 amendments, telecommunications regulations, and emergency shelter zoning ordinance amendments in 2025. For more information on the Comprehensive Plan updates, see Attachment A: *2025 Comprehensive Plan Annual Progress Report*.

Regional Housing Needs Allocation Context

The *2025 Comprehensive Plan Annual Progress Report* also documents the County's progress in meeting its Regional Housing Needs Allocation (RHNA) in the third year of the current 2023-2031 planning period. The allocation for the unincorporated areas of Santa Barbara County for the 2023-2031 RHNA projection period is 5,664 housing units. For the first time, the Santa Barbara County Association of Governments apportioned the County's RHNA into two sub-regions – the South Coast and North County. The County must accommodate 74 percent (4,142 units) of its RHNA in the South Coast and 26 percent (1,522 units) of its RHNA in the North County. The County's RHNA progress is discussed below and summarized by income level in Tables 2 and 3.

Board Action

This item requests that the Board: (1) receive and file the *2025 Comprehensive Plan Annual Progress Report* (Attachment A); and (2) determine that the County Planning Commission's actions related to the report are not subject to CEQA. This action does not adopt or amend County policy; rather, it documents annual progress on implementation of the Comprehensive Plan and Housing Element and fulfills State reporting requirements. The *2025 Comprehensive Plan Annual Progress Report* is not a project under CEQA because the Board's action is limited to receiving and filing the report and does not approve a project or commit the County to a definite course of action.

Background:

State Reporting Requirement

Government Code Section 65400(a) requires that the County Planning Commission provide by April 1 of each year an annual progress report to the Board, Governor's Office of Land Use and Climate Innovation, and the California Department of Housing and Community Development, which includes the following:

(A) *The status of the plan and progress in its implementation.*

(B) (i)(I) *The progress in meeting its share of regional housing needs ... and local efforts to remove governmental constraints to the maintenance, improvement, and development of housing ...*

(F) *The degree to which its approved general plan complies with the guidelines developed and adopted pursuant to Section 65040.2 and the date of the last revision to the general plan.*

Comprehensive Plan Implementation

In 2025, the County also made significant progress in implementing several of the 2023-2031 Housing Element Update’s programs and actions. Table 1 below lists and summarizes a selection of the Housing Element programs and actions that the County initiated or completed through 2025. Please note that programs that are reported on annually will have their status marked as “Completed” each year. An asterisk following a program’s action and status indicates that the program’s Inland Area component is complete, but the Coastal Zone component is still pending.

Table 1 Selection of Programs and Actions Initiated or Completed through 2025		
Program	Action	Status
1	Rezone sites to accommodate RHNA plus buffer.*	Completed*
1	Revise development standards to ensure maximum densities.	In Progress
2	Update zoning ordinances to allow use by right (GC 65583.2(c)).*	Completed*
3	Update zoning ordinances unit replacement requirements.*	Completed*
4	Update and amend the Inclusionary Housing Ordinance (IHO).	Completed
4	Annually, report on the effectiveness of the IHO.	Completed
5	Annually, evaluate and award IHO In-Lieu, HOME, PLHA, and other funds for affordable housing.	Completed
6	Annually, collaborate with developers and employers for workforce housing.	Completed
6	Pursue 100 affordable housing units to meet the needs of farmworkers.	In Progress
7	Develop at least 90 units of permanent and interim housing with Homekey.	In Progress
8	Increase permanent units and rental subsidies for homeless persons.	In Progress
8	Create a potential site inventory for homeless housing projects.	Completed
9	Amend definition, standards, and procedures for emergency shelters.*	Completed*
9	Develop and adopt Objective Standards for emergency shelters in all zones.*	Completed*
9	Expand the current definition of “emergency shelter” per GC 65583(a)(4).*	Completed*
10	Annually permit approx. 100 ADUs.	Completed
10	Amend zoning ordinances to comply with new ADU laws.*	Completed*
10	Develop pre-approved plans for ADUs.	In Progress
11	Adopt ordinances to implement Senate Bill 9.*	Completed*

ID	Action	Status
12	Prioritize County-owned sites for development.	In Progress
12	Annually, document the development schedule of County-owned sites.	Completed
13	Amend zoning ordinances to comply with the new SDBL.	Completed
13	Consider a density bonus program for moderate-income housing.	In Progress
14	Annually, participate in the Groundwater Sustainability Plan.	Completed
14	Annually, support water purveyors in securing water for future housing.	Completed
16	Add Objective Design/Development Standards to MLUDC and CZO.	Completed
16	Facilitate/streamline multifamily housing in commercial zones.	In Progress
17	Annually, promote fair housing choice and outreach programs.	Completed
17	Annually, assist 75 residents with fair housing/dispute services.	Completed
18	Annually, monitor the status of at-risk rental housing projects.	Completed
18	Annually, pursue funding to extend affordability covenants.	Completed
20	Annually, process grant applications to maintain/rehab low-income housing.	Completed
20	Annually, assist in the rehabilitation of 30 units.	Completed
21	Study the development of a local preference ordinance.	In Progress
22	Consider reduced development impact fees.	In Progress
23	Complete a workforce housing study.	Completed
25	Annually, implement the EJE, ATP, and Recreation Master Plan.	Completed
25	Seek funding for the revitalization of low-income communities.	Completed

In addition, the Community Services Department’s Housing and Community Development Division continues to coordinate with Planning and Development to maintain and implement Housing Element programs. The County’s Housing and Community Development Division is assisting in the implementation of 50 actions for this eight-year cycle. Table D in Attachment A of this annual progress report provides information on their progress.

RHNA Progress

Annual progress reports track annual housing production to show the County’s progress in meeting its RHNA. Tables 2 and 3 below list the number of building permits that the County issued in this cycle, which started in 2023, for new residential units (organized by income category) within the unincorporated areas of the South Coast and North County. The second to last row of the table lists the County’s 2023-2031 RHNA. In 2025, the County issued building permits for 613 units. Of the 613 units, 452 were in the South Coast and 161 were in North County.

In the South Coast, these building permits included 11 manufactured homes, 103 accessory dwelling units, four multi-family buildings totaling 234 units (San Marcos Ranch), one multi-family building totaling 35 units (Hollister Lofts), one single-room occupancy building totaling 28 units (St. George), and 41 one-family dwellings. In the North County, these building permits consisted of five manufactured homes, 124 accessory dwelling units, and 32 one-family dwellings. In total, Planning and Development has issued 298 building permits for accessory dwelling units in the North County, and 289 in the South Coast from 2023 to 2025. Several additional housing projects that will help the County make further progress in meeting its RHNA received planning permit approval in 2025 (e.g.,

San Marcos Ranch, Tatum) and will be included in future annual progress reports once building permits have been issued.

Table 2					
South Coast 2023 to 2031 RHNA Projection Period					
Residential Units by Income Category					
(Issued Building Permits)					
Year	Lower		Moderate	Above Moderate	Total
	Very Low	Low			
2023	0	0	0	85	85
2024	3	54	3	230	290
2025	111	195	0	146	452
Total Units	114	249	3	461	827
RHNA	809	957	1,051	1,325	4,142
	1,766				
<i>Units as % of RHNA</i>	14.1%	26.0%	0.3%	34.8%	20.0%

Table 3					
North County 2023 to 2031 RHNA Projection Period					
Residential Units by Income Category					
(Issued Building Permits)					
Year	Lower		Moderate	Above Moderate	Total
	Very Low	Low			
2023	0	68	9	80	157
2024	0	85	10	15	110
2025	0	102	2	57	161
Total Units	0	255	21	152	428
RHNA	564	243	229	486	1,522
	807				
<i>Units as % of RHNA</i>	0.0%	104.9%	9.2%	31.3%	28.1%

No Net Loss Status

No Net Loss Law (Government Code Section 65863) requires that each city and county ensure that its housing element sites inventory maintains sufficient and adequate sites to accommodate its remaining unmet share of RHNA for each income level (i.e., lower, moderate, and above moderate) throughout the housing element planning period. If at any time during the planning period we determine that we have insufficient remaining capacity to accommodate our remaining unmet share of RHNA for each income level, then the County will need to take additional actions (e.g., rezone additional properties) to avoid No Net Loss. To ensure compliance with No Net Loss Law, the County maintains a database that tracks approved housing projects, remaining capacity of sites in the sites inventory, and remaining unmet RHNA for the 2023-2031 housing element planning period. For every proposed development of a site in the sites inventory, Planning and Development updates the

database of the latest planning and building permit information and prepares No Net Loss Findings that reflect the project’s impact on the Remaining Capacity.

In 2025, Planning and Development completed eight No Net Loss Findings for multi-family housing applications. The eight projects include Constellation, Camino Pescadero, San Marcos Ranch, Orchard Terrace, Hope Church, Meyer Mixed-use, Casa Caritas, and Tatum. Currently, the Remaining Capacity of sites identified in the sites inventory for both the South Coast and North County is sufficient to accommodate the County’s remaining unmet RHNA for each income level. Tables 4 and 5 below show the current No Net Loss calculation standings for both the South Coast and North County. Planning and Development continues to closely monitor permit applications for potentially significant impacts to the County’s No Net Loss status. In accordance with Program 1 of the Housing Element Update, if the County falls within 5% of the No Net Loss trigger for any income level, we will initiate efforts to increase capacity through additional rezones or other appropriate actions.

Table 4 No Net Loss Calculations for the South Coast 2023-2031 Housing Element Planning Period <i>Data included is up to December 31, 2025</i>			
Statistic	Units by Income Level		
	Lower	Moderate	Above Moderate
2023-2031 RHNA	1,766	1,051	1,325
Unmet RHNA	1,145	1,014	0
Remaining Capacity	1,789	1,354	2,323
No Net Loss: Surplus (+)/Shortfall (-)	+644	+340	+2,323
Percentage	56%	34%	<i>n/a</i>
No Net Loss Triggered?	No	No	No

Table 5 No Net Loss Calculations for the North County 2023-2031 Housing Element Planning Period <i>Data included is up to December 31, 2025</i>			
Statistic	Units by Income Level		
	Lower	Moderate	Above Moderate
2023-2031 RHNA	807	229	486
Unmet RHNA	337	146	239
Remaining Capacity	667	872	1,460

No Net Loss: Surplus (+)/Shortfall (-)	+330	+726	+1,221
Percentage	98%	497%	511%
No Net Loss Triggered?	No	No	No

Government Code Section 65913.4 Streamlined Ministerial Approval Process (SMAP)

In addition to amending annual progress report requirements, Government Code Section 65913.4 (Senate Bill 35/423) established a streamlined, ministerial approval process for qualifying housing developments in jurisdictions that have not met their pro-rata share of regional housing needs. In part, qualifying developments must be located on an urban infill site zoned for residential or mixed uses and provide at least 10 or 50 percent of the units for lower-income households depending on the jurisdiction’s SMAP status. For example, jurisdictions that did not adopt a housing element found to be in compliance by the California Department of Housing and Community Development are subject to streamlining of housing projects having at least 10 percent affordability, whereas jurisdictions that adopted a compliant housing element but have not met their pro-rata share of lower-income units are subject to streamlining of housing projects having at least 50 percent affordability. Other key factors that trigger mandated project streamlining include the jurisdiction’s timely submission of their annual progress report and progress toward their above moderate-income RHNA.

As of June 2025, the California Department of Housing and Community Development determined that, based upon data from the *2024 Comprehensive Plan Annual Progress Report*, the County had not met its pro-rata share of very low- and low-income housing. As a result, the County is subject to the streamlining provisions for proposed developments with at least 50 percent affordability [Government Code Section 65913.4(a)(4)(B)(ii)]. In 2025, the County did not issue a building permit for an affordable housing project using Senate Bill 35 (as of 2023 referred to as Senate Bill 423). The County remained subject to the streamlining provisions throughout 2025 and is expected to remain so through 2026.

Planning Commission Hearings

On March 4, 2026, the County Planning Commission voted 5-0 to receive, file, and provide the annual progress report to the Board of Supervisors, Governor’s Office of Land Use and Climate Innovation, California Department of Housing and Community Development, and City of Santa Barbara by April 1, 2026. The County Planning Commission staff report (Attachment B) and action letter (Attachment C) are enclosed.

Fiscal and Facilities Impacts:

Funding for the 2025 Comprehensive Plan Annual Progress Report is budgeted in Planning and Development’s Long Range Planning Budget Program of the County of Santa Barbara Adopted Budget, Fiscal Year 2025–2026. There are no fiscal impacts.

Special Instructions:

The Clerk of the Board shall email and forward a copy of the minute order to Planning and Development, attention: Danielle Moore, Long Range Planning Division.

2025 Comprehensive Plan Annual Progress Report

Hearing Date: April 7, 2026

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Attachments:

Attachment A – 2025 Comprehensive Plan Annual Progress Report

Attachment B – County Planning Commission Staff Report

Attachment C – County Planning Commission Action Letter

Contact Information:

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