

**Santa Barbara County**  
**2016 Comprehensive Plan Annual Progress Report**



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# **Santa Barbara County 2016 Comprehensive Plan Annual Progress Report**

## **Table of Contents**

<b>1.</b>	<b>Purpose of the Annual Progress Report .....</b>	<b>1</b>
<b>2.</b>	<b>Structure of the Comprehensive Plan and Supporting Documents .....</b>	<b>3</b>
<b>3.</b>	<b>Comprehensive Plan Amendments and Implementation Activities for 2016.....</b>	<b>4</b>
<b>4.</b>	<b>Housing Element Activity.....</b>	<b>13</b>
<b>5.</b>	<b>Housing Permit Activity in Mission Canyon.....</b>	<b>17</b>
<b>6.</b>	<b>Redevelopment Activity.....</b>	<b>19</b>
<b>7.</b>	<b>2016-2017 Work Program.....</b>	<b>20</b>

## **List of Tables**

<b>Table 1: Santa Barbara County Comprehensive Plan Elements .....</b>	<b>2</b>
<b>Table 2: 2014-2022 RHNA and 2015-2023 Housing Element Land Inventory .....</b>	<b>14</b>
<b>Table 3: Santa Barbara County Household Income Limits.....</b>	<b>14</b>
<b>Table 4: Approved Residential Projects by Income Category.....</b>	<b>15</b>
<b>Table 5: 2009-2016 Isla Vista Housing Production Units by Income Category .....</b>	<b>16</b>
<b>Table 6: 2016 Mission Canyon Housing Unit Production, Housing Units Approved .....</b>	<b>18</b>
<b>Table 7: 2016 Mission Canyon Housing Unit Production, Housing Units Constructed .....</b>	<b>18</b>
<b>Attachment 1: California Department of Housing and Community Development Data Tables</b>	
<b>Attachment 2: Draft 2017-2018 Work Program (Long Range Planning Division)</b>	
<b>Attachment 3: Housing Successor Annual Report, Low and Moderate Income Housing Asset Fund, Fiscal Year 2015-2016</b>	

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

In accordance with Government Code Section 65400, the Planning and Development Department (P&D) prepared this annual progress report for the County Planning Commission, Montecito Planning Commission, 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 from January 1, 2016 through December 31, 2016. It also describes the County's progress in meeting its share of regional housing needs and removing governmental constraints to the maintenance, improvement, and development of housing within the unincorporated areas of Santa Barbara County.

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

The Montecito Planning Commission and County Planning Commission will conduct public hearings to review and receive public comments on this report on February 15 and February 22, 2017, respectively. The Board of Supervisors will receive and file the report at a public hearing on March 21, 2017, where the public will have 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. The Long Range Planning Division of P&D plays a lead role in carrying out programs and projects to implement the Comprehensive Plan. As shown in Table 1, the Comprehensive Plan includes 13 elements (seven mandatory elements, five optional elements, as well as the Coastal Land Use Plan). The County has also adopted 10 community plans, three zoning ordinances, and other ordinances to help implement adopted goals and policies.

The Long Range Planning Division prepares an annual (fiscal year) work program that helps satisfy the requirements of Government Code Section 65400. Each 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 second half of the previous 2015-2016 Work Program and the first half of the current 2016-2017 Work Program. Attachment 2 is a copy of the Draft 2017-2018 Work Program. The Board of Supervisors will take final action on P&D's budget and the Draft 2017-2018 Work Program in June 2017.

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

<b>Mandatory Elements</b>	<b>Year Adopted</b>	<b>Last Comprehensive Update<sup>1</sup></b>	<b>Last Amendment<sup>2</sup></b>
Circulation Element	1980	N/A	2014
Coastal Land Use Plan	1982	N/A	2014
Conservation Element	1979	N/A	2010
Housing Element	1969	2015	N/A
Land Use Element	1980	N/A	2015
Noise Element	1979	N/A	1997
Open Space Element	1979	N/A	1991
Seismic Safety & Safety Element	1979	N/A	2015
<b>Optional Elements</b>			
Agricultural Element	1991	N/A	N/A
Energy Element	1994	N/A	2015
Environmental Resource Management Element	1980	N/A	1991
Hazardous Waste Element	1990	N/A	N/A
Scenic Highways Element	1975	N/A	1991
<b>Community Plans</b>			
Eastern Goleta Valley	2015 <sup>3</sup>	N/A	N/A
Gaviota Coast	2016 <sup>4</sup>	N/A	N/A
Goleta	1993	N/A	1995
Los Alamos	2011	N/A	N/A
Mission Canyon	2014	N/A	N/A
Montecito	1992	N/A	1995
Orcutt	1997	N/A	2012
Santa Ynez Valley	2009	N/A	N/A
Summerland	1992	N/A	2014
Toro Canyon	2002 - Inland 2004 - Coastal	N/A	N/A

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

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

<sup>3</sup> The County adopted the Eastern Goleta Valley Community Plan on October 20, 2015. The portion of the plan for the Coastal Zone will not be effective until the California Coastal Commission (CCC) certifies that portion of the plan. The County submitted the plan to the CCC for certification in December 2015. Coastal Commission staff expects that the CCC will consider the plan in Spring 2017.

<sup>4</sup> The County adopted the Gaviota Coast Plan on November 8, 2016. The portion of the plan for the Coastal Zone will not be effective until the CCC certifies that portion of the plan. The County submitted the plan to the CCC for certification on December 20, 2016. The Coastal Commission may take 12 months or longer to take action on the plan.



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

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

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

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

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

The County has also adopted several other ordinances to help implement the Comprehensive Plan, such as the Sign Ordinance (Article I) (Ibid., Chapter 35, Section 35-1), Deciduous Oak Tree Protection and Regeneration Ordinance (Ibid., Article IX), and Medical Marijuana Regulations (Ibid., Article X).

### **3. Comprehensive Plan Amendments and Implementation Activities for 2016**

The Planning and Development Department maintains and implements the Comprehensive Plan and works with communities to develop community plans that reflect distinct community characteristics, development patterns, and goals. The following subsections describe the related projects and work efforts undertaken in 2016.

#### ***Advanced Meter Zoning Ordinance Amendment***

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

#### ***Alternative Fuels Readiness Grant Program***

The Alternative Fuels Readiness Grant Program promotes the use of Alternative Fuel Vehicles (AFV) and Alternative Fuel Infrastructure (AFI) in the region. This program was a partnership between the County of Santa Barbara, three Air Pollution Control Districts (Santa Barbara, Ventura, and San Luis Obispo counties), Clean Cities Coalition of the Central Coast, Community Environmental Council of Santa Barbara, EV Communities Alliance, and Plug-In Central Coast. The California Energy Commission (CEC) funded the Alternative Fuels Readiness Grant Program.

The coordinated efforts between partners resulted in the formation of the AFV Readiness Task Force, numerous workshops and presentations, and the completion of the Central Coast Alternative Fuel Vehicle Readiness Plan in June 2016.

#### ***Coastal Resiliency Project***

The County, in collaboration with the University of California Santa Barbara and the cities of Carpinteria, Santa Barbara, and Goleta, worked with a consultant to model sea level rise and other coastal hazards along the entire county coastline. The models identified changes in future coastal erosion and coastal flooding, and enabled development of a Coastal Hazard Vulnerability Assessment. The County and other local governments and institutions will ultimately use this information and the Vulnerability Assessment to promote policies and programs that mitigate impacts from coastal hazards caused by sea level rise.

The consultant completed Phase I of the Coastal Hazard Modeling in 2015 and Phase II in 2016. The Vulnerability Assessment was finalized in December 2016. Staff began preparing a draft Local Coastal Plan Amendment in 2016, and submitted preliminary draft Local Coastal Program (LCP) policy changes to the California Coastal Commission (CCC) in November 2016 for

review and feedback. Staff expects to present the LCP policy update to the Montecito and County Planning Commissions in Summer 2017 and to the Board of Supervisors in Fall 2017.

### ***Eastern Goleta Valley Community Plan***

On October 20, 2015, the Board of Supervisors adopted the Eastern Goleta Valley Community Plan (EGVCP), which updated and expanded the 1993 Goleta Community Plan for Eastern Goleta Valley. The EGVCP is in effect in the Inland Area but it will not go into effect in the Coastal Zone until the CCC certifies the portion of the EGVCP that applies to the Coastal Zone. On December 22, 2015, the County submitted the EGVCP and related Coastal Zoning Ordinance amendments to CCC staff. On May 5, 2016, CCC staff determined that the County's submittal was legally adequate. Coastal Commission staff expects that the CCC will consider the plan and zoning ordinance amendments in Spring 2017.

The EGVCP includes policies and other provisions to regulate and guide future growth and improvements in the plan area; facilitate the provision of a mix of housing types sufficient to meet local needs; create a thriving local economy; provide for sustainable agriculture; provide for sustainable infrastructure; create a well-designed, efficient, and safe multimodal transportation network; and conserve cultural and natural resources. To help implement Housing Element Program 1.3 (Community Plan Rezones), the EGVCP rezoned six housing opportunity sites to provide a mix of housing types. Five of these sites were rezoned Design Residential-20 (DR-20), allowing a density of 20 units per acre and up to 549 potentially affordable residential units. The sixth site, the Hollister Avenue – State Street commercial corridor, was rezoned Mixed Use (MU) to encourage revitalization of the corridor and allow a mix of commercial uses with up to 163 residential units.

### ***Eastern Goleta Valley Environmentally Sensitive Habitat Mapping***

Action ECO-EGV-5A of the EGVCP requires the County to study and update the EGVCP Environmentally Sensitive Habitat (ESH) Overlay Map to reflect the current extent of known biological resources and habitat areas in the foothills above Eastern Goleta Valley. The updated map will identify ESH based on existing inventories, 2015 aerial photography, and limited fieldwork. It will provide an enhanced tool for implementing the ESH regulations adopted in the EGVCP. In 2016, staff researched mapping methodologies, created a work program, and began the steps necessary to hire a consultant to prepare the updated map. In 2017, staff expects to hire a consultant, conduct community outreach, and complete the map. Staff anticipates presenting the map and an accompanying amendment to the EGVCP to the County Planning Commission and Board of Supervisors in Summer 2017.

### ***Energy and Climate Action Plan***

In June 2015, the Board of Supervisors adopted the County's Energy and Climate Action Plan (ECAP) and appropriated funds to the County Community Services Department to implement the plan. The ECAP includes a baseline greenhouse gas (GHG) emissions inventory, a forecast of emissions to 2020 and 2035, a GHG reduction target of 15 percent below baseline emissions by 2020, a set of nearly 50 emission reduction measures designed to meet the reduction target, and a methodology for tracking and reporting emissions.

In Fall 2015, the County Executive Office directed the formation of the County Energy Sustainability Committee. County departments responsible for implementing emission reduction measures within the ECAP reported regularly to the Energy Sustainability Committee throughout 2016, and staff collected data to track the County's progress implementing the ECAP. Staff will present this data in an annual report to the Board of Supervisors in Spring 2017.

Notable plan implementation efforts in 2016 included initiation of a feasibility study for a "community choice energy" electric utility; development of a County sustainability website; multi-pronged outreach to community members regarding energy efficiency programs; and increased coordination across County departments.

### ***Gaviota Coast Plan***

On November 8, 2016, the Board of Supervisors adopted the Gaviota Coast Plan. The Board of Supervisors' action followed the release of a Final Environmental Impact Report and four hearings by the County Planning Commission, which recommended adoption of the plan. The Gaviota Coast Plan is now in effect in the Inland Area of the plan area but it will not take effect in the Coastal Zone until the CCC certifies the portion of the plan that applies to the Coastal Zone. On December 16, 2016, the County submitted the Gaviota Coast Plan and related Coastal Zoning Ordinance amendments to CCC staff. The County anticipates CCC action in Spring 2018.

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

### ***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 to the west and State Route 154 to the east. This project implements several objectives in the EGVCP, which aim 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 Eastern Goleta Valley. It expects to release a draft environmental impact report for the proposed improvements in 2018. The Long Range Planning Division is responsible for producing a streetscape improvements plan addressing lighting, seating, landscaping, transit structures, bike racks, public art, signage, hardscape, and other public streetscape improvements. The Long Range Planning Division has developed draft design concepts and standards in close coordination with the Public Works Department. It expects to present conceptual plans to the public in Spring 2017 and a streetscape improvements plan to the Planning Commission and Board of Supervisors in Summer 2017.

### ***Housing Element Implementation***

The 2015-2023 Housing Element Update contains 37 programs with separate timeframes to help meet the housing goals and needs of the unincorporated county. The County made significant progress implementing eight of these programs in 2016. In particular, the County continued and/or completed six programs initiated in 2015 or earlier. The County also initiated two new programs. The following paragraphs summarize these programs:

- Program 1.4 – Tools to Incentivize High-Quality Affordable Housing. On January 1, 2017, new state laws went into effect regarding the permitting of accessory dwelling units (ADUs). Specifically, Assembly Bill 2299 and Senate Bill 1069 (Government Code Section 65852.2) reduce barriers and expand opportunities for ADUs. The Planning and Development Department is in the process of amending the County’s zoning ordinances to comply with these new laws. The amendments will streamline the permit process and relax development standards for ADUs to take advantage of existing urban infrastructure and multi-modal transportation opportunities. The County expects to begin public hearings on the proposed amendments in March 2017.
- Program 1.7 – Isla Vista Master Plan (IVMP). Program 1.7 directs the County to revise and readopt the proposed IVMP. In March 2016, the Board of Supervisors conducted a public hearing and voted to not adopt the revised IVMP. The subsection below titled “Isla Vista Master Plan” contains additional details on this program.
- Program 1.16 – Design Residential (DR) Zone Modifications. Program 1.16 creates incentives for new affordable, special needs, and senior housing. In 2016, staff completed stakeholder outreach, prepared draft ordinance amendments, and presented the draft ordinance amendments to the Planning Commission and Board of Supervisors. The Board of Supervisors adopted the ordinance amendments in September 2016.

The amendments provide the following incentives for new affordable, special needs, and senior housing projects: (1) Increase the height limit from 35 feet to 40 feet, (2) Reduce the minimum open space requirement from 40 percent to 30 percent, (3) Reduce the parking requirements, and (4) Increase the maximum site coverage from 30 percent to 40 percent.

The ordinance amendments are in effect in the Inland Area of unincorporated Santa Barbara County. However, the CCC must certify the amendments before they can go into effect in the Coastal Zone. In December 2016, the County submitted the amendments to CCC staff. In 2017, staff will work with CCC staff to schedule the amendments for the CCC’s consideration and certification.

- Program 2.8 – Transitional and Supportive Housing. Program 2.8 calls for the County to amend its zoning ordinances to be consistent with state law regarding the permitting of transitional and supportive housing. Specifically, Program 2.8 requires the County to evaluate and amend the LUDC, MLUDC, and Article II to be consistent with Government Code Sections 65582 and 65583(a)(5). The amendments will include definitions of transitional and supportive housing and will explicitly permit transitional

and supportive housing as residential uses subject only to those zoning regulations that apply to other residential dwellings of the same type in the same zone.

In 2016, staff researched regulatory options for permitting transitional and supportive housing, coordinated with HCD, and drafted ordinance amendments. Staff expects to present these ordinance amendments to the Montecito and County Planning Commissions in Spring 2017 and the Board of Supervisors in Summer 2017. Once adopted, the County will submit the Coastal Zoning Ordinance amendments to the CCC for consideration and certification.

- Program 1.10 – State Density Bonus Law Consistency Amendments, Program 2.3 – Farmworker Employee Housing Law Consistency Amendments, Program 2.5 – Fair and Safe Special Needs Housing, and Program 2.7 – Definition of “Family.” In November 2015, the Board of Supervisors adopted three zoning ordinance amendments to implement four separate programs in the 2015-2023 Housing Element Update. The zoning ordinance amendments include the following:
  - Increased the density bonus for qualifying housing projects from 25 to 35 percent to help increase the feasibility of affordable housing projects in the Coastal Zone (Program 1.10),
  - Revised the zoning ordinances to be consistent with the California Health and Safety Code regarding the permitting and development of farmworker housing that the state regulates (Program 2.3),
  - Revised existing zoning ordinances to eliminate barriers to the development of accessible housing that accommodates the needs of individuals with disabilities (“reasonable accommodation”) (Program 2.5), and
  - Revised the definition of “family” to clarify that the zoning ordinances allow the use of a single-family dwelling by people living in a group home (Program 2.7).

These zoning ordinance amendments apply to all portions of the unincorporated county, including the Inland Area and Coastal Zone. The amendments went into effect in the Inland Area in December 2015. The County submitted the amendments to CCC staff in December 2015. The CCC conducted a public hearing and certified the amendments in December 2016. As a result, the amendments are now in effect in the Coastal Zone.

### ***Isla Vista Master Plan (IVMP)***

The Board of Supervisors adopted the IVMP in August 2007. The IVMP encourages mixed-use development, fosters community revitalization, and implements a form-based code. The IVMP also allows residential housing at densities up to 45 units per acre. Isla Vista is located in the Coastal Zone and, therefore, the CCC must certify the IVMP before it can go into effect. In November 2007, the County submitted the IVMP to the CCC. However, CCC staff never deemed the submittal complete. In part, CCC staff raised concerns about coastal access parking.

Staff completed a revised IVMP in late 2015. Shortly thereafter, the Board of Supervisors placed a measure (Measure E) on the November 2016 ballot to form the Isla Vista Community Services District (IVCSD). The IVCSD's services would include contracting for police services and maintaining some community facilities and infrastructure.

In March 2016, the Board of Supervisors held a public hearing and passed a motion to take no action on the revised IVMP. Some supervisors felt the proposed form-based code and residential housing densities no longer reflected the community's long-term vision. Some were also concerned about the impact that the IVCSD could have on parking programs and other aspects of the IVMP. The Board of Supervisors' motion included five directives to further revise the IVMP.

Given Measure E, the Board of Supervisors did not allocate funding for further revisions to the IVMP. Instead, the Board of Supervisors included funds in the P&D's Fiscal Year 2016-2017 budget for community planning in Isla Vista—pending the outcome of Measure E.

Measure E passed to form the IVCSD. However, voters did not pass a corresponding measure (Measure F) for a utility tax to fund the IVCSD. Therefore, no additional work has occurred on the IVMP, and new development in Isla Vista remains subject to existing County plans and zoning ordinances (e.g., Goleta Community Plan, Coastal Land Use Plan, Coastal Zoning Ordinance).

### ***Medical Marijuana***

On October 9, 2015, Governor Brown signed Senate Bill 643 and Assembly Bills 243 and 266, collectively known as the Medical Marijuana Regulation and Safety Act (MMRSA). According to the MMRSA, the state will become the sole licensing authority for medical marijuana cultivation if a city or county does not adopt an ordinance regulating or prohibiting this activity.

On January 19, 2016, the County Board of Supervisors adopted the Medical Marijuana Regulations (Ordinance 4954; Santa Barbara County Code, Chapter 35, Article X). This action preserved local control over medical marijuana cultivation. The regulations prohibit the cultivation and/or processing of medical marijuana within the unincorporated areas of Santa Barbara County, except for (1) cultivation for personal medical use, and (2) legal cultivation sites existing on January 19, 2016.

### ***Montecito Architectural Guidelines and Development Standards Limited Update, Phase I***

On May 17, 2016, the Board of Supervisors approved the *Montecito Architectural Guidelines and Development Standards Limited Update* (Guidelines). The County submitted a Local Coastal Program minor amendment to CCC staff on July 20, 2016 in order to apply the Guidelines to development in the Coastal Zone. On September 8, 2016, the CCC certified the minor amendment.

The Guidelines guide architects, property owners, and the Montecito Board of Architectural Review in the design and review of projects within Montecito. The limited update added basement and attached accessory structure floor area to the recommended maximum house net floor area, reduced the maximum height of development on hillsides from 32 feet to 28 feet,

strengthened the height limit of freestanding retaining walls, and edited language in the Guidelines to conform with current ordinance language and County procedures.

***Montecito Architectural Guidelines and Development Standards Limited Update, Phase II***

This project will address community concerns regarding detached accessory structures within Montecito. Specifically, staff will investigate the need for further guidelines to limit the size and number of detached accessory structures on residential properties. Staff began initial research and data collection in 2016. Staff also prepared a community outreach program and regulatory options. Staff anticipates presenting proposed recommendations and guidelines to the Montecito Board of Architectural Review, Montecito Planning Commission, and Board of Supervisors in Summer 2017.

***Ordinance 661 Consistency Rezone, Phase II***

The Ordinance 661 Consistency Rezone project involved Comprehensive Plan and zoning ordinance amendments that rezoned current Ordinance 661 zoned rural lands to a comparable agricultural zone district under the LUDC. The consistency rezone simplifies the zoning and permitting process and reduces permitting costs and time delays for applicants. Staff completed Phase I of the project in 2007, which rezoned a portion of the total affected properties.

Staff started Phase II of the Ordinance 661 Consistency Rezone project in 2015, which rezoned the majority of the remaining Ordinance 661 properties. In 2016, staff completed outreach to the Agriculture Advisory Committee and affected communities to gather input for zoning district changes. Staff presented these changes to the County Planning Commission on May 4, 2016. The Board of Supervisors adopted the rezones and an accompanying Negative Declaration on June 21, 2016.

***Santa Claus Lane Beach Access, Parking, and Street Improvements***

The multi-year project consists of master planning for streetscape improvements, beach access, and public parking for an approximately one-half mile segment of frontage road and beach located between Summerland and Carpinteria (Santa Claus Lane). The project includes an at-grade pedestrian rail crossing to provide safe access to Padaro Beach, one of the County's most popular beaches. Additionally, the project may incorporate a roundabout at the intersection of Santa Claus Lane and Sand Point Road. The Planning and Development Department is responsible for preliminary streetscape improvement plans, environmental review, and permitting. The Public Works Department is responsible for preparing construction plans.

In 2016, staff conducted community outreach, completed environmental review for the rail crossing, submitted an application to the California Public Utilities Commission for the rail crossing, and began preparing technical studies for environmental review of the streetscape improvements. In 2016, the Public Works Department nearly completed 65 percent construction plans for the streetscape improvements and completed 35 percent plans for the roundabout.

In 2017, the Long Range Planning Division will complete environmental review for the streetscape improvements and process a Coastal Development Permit for the rail crossing and streetscape improvements. The Public Works Department will complete 65 percent construction



plans for the streetscape improvements in early 2017 and complete 65 percent construction plans for the roundabout in mid-2017.

### ***Scenic Highway Designation***

In April 2015, the Board of Supervisors directed P&D to submit a proposal to designate Highway 101 on the Gaviota Coast as a State Scenic Highway. The designation included 21 miles of Highway 101, from the city of Goleta's western-most boundary to Route 1 at Las Cruces.

Caltrans manages the State Scenic Highway Program, which is intended to preserve and showcase scenic landscapes along highway corridors. Scenic Highways require the presence of outstanding natural beauty or agricultural landscapes, minimal visual intrusions (e.g., man-made structures and signs), and strong local support. The designation was intended to highlight and promote the natural and visual resources unique to the Gaviota Coast.

In 2016, the County prepared application materials, held a community meeting, and submitted the proposal to Caltrans. The County worked closely with Caltrans staff throughout the project, and Caltrans approved the designation in December 2016.

### ***Short Term Rentals (STRs) Ordinance***

In Summer 2015, the Board of Supervisors directed P&D to review and clarify zoning ordinance regulations concerning the use of STRs. The STRs project could result in zoning ordinance amendments regarding how and where the County may or may not permit STRs. The County's current zoning ordinances do not address STRs.

Public outreach on the use of STRs in the County has been extensive. The County has held four public meetings and numerous other meetings with concerned individuals. Staff has also made multiple presentations to the Agricultural Advisory Committee, Agricultural Preserve Advisory Committee, Montecito Planning Commission, and County Planning Commission. On December 6, 2016, staff presented possible ordinance amendments to the Board of Supervisors and was directed to return with further information in 2017.

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

This project updates portions of the 1992 Summerland Community Plan, including an updated transportation, circulation, and parking chapter; an updated visual and aesthetic chapter; and new commercial and residential design guidelines. It also includes various zoning ordinance amendments to implement revised policies.

The Board of Supervisors adopted the proposed plan, zoning ordinance amendments, and design guidelines in Spring 2014. The CCC certified portions of these planning documents affecting the Coastal Zone in March 2016, and the Board of Supervisors accepted the CCC's suggested modifications in May 2016. The project is complete and in effect.

### ***Winery Ordinance Update***

The LUDC regulates wineries through a three-tiered permitting structure and sets forth standards for accessory uses at wineries. In 2012, the County held seven public outreach meetings regarding an update to the existing ordinance regulations for wineries. Based on direction received at the outreach meetings, staff prepared draft zoning ordinance amendments that would have amended the permit requirements; amended the development standards for wineries and associated activities, including wine tasting, food service, events, and retail sales; and clarified existing and established new standards for minimum premises size, maximum number of winery visitors, and minimum vineyard acreage for wine tasting rooms and/or events.

The County released the draft environmental impact report for the zoning ordinance amendments in Spring 2015. The Planning Commission reviewed the proposed zoning ordinance amendments in Summer/Fall 2016. The Board of Supervisors considered the proposed zoning ordinance amendments in November 2016 and took no action on them, thereby effectively denying the zoning ordinance amendments. The County has no current plans to continue work on this project.

### ***Other Projects to be Implemented in Fiscal Year 2016-2017 (Calendar Year 2017)***

Unanticipated additional work on several projects (e.g., Gaviota Coast Plan, Winery Ordinance Update) and project reassignments prevented the Long Range Planning Division from starting three projects in 2016 that appear in the 2016-2017 Work Program. Staff expects to initiate these projects in early to mid-2017 as part of its ongoing 2016-2017 Fiscal Year Work Program:

- Agricultural Tiered Permit Project
- Airport Land Use Compatibility
- Hoop Structure Ordinances

## **4. Housing Element Activity**

### ***2015-2023 Housing Element Update***

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

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

### ***Housing Programs Progress Update***

The 2015-2023 Housing Element Update includes 37 programs to implement its goals and policies and otherwise meet the housing needs of the unincorporated county. Some of these programs are ongoing while others have a specific timeframe for completion. Table C of Attachment 1 of this annual progress report summarizes the statuses of these programs. In addition, the subsection titled “Housing Element Implementation” in Section 3 (Comprehensive Plan Amendments and Implementation Activities for 2016), above, summarizes actions that P&D took in 2016 to implement several of these programs.

The Long Range Planning Division’s Draft 2017-2018 Work Program (July 1, 2017 through June 30, 2018) proposes to implement Program 2.4 (Farmworker Housing) of the 2015-2023 Housing Element Update. Section 7, below, provides additional details on Program 2.4.

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

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

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

Appendix B (Land Inventory) of the 2015-2023 Housing Element Update demonstrates that the County has adequate sites zoned and suitable for residential development to meet its RHNA. As

summarized in Table 2, the land inventory demonstrates a total capacity of 5,153 units, exceeding the overall RHNA of 661 units. The land inventory also exceeds the specific RHNA for each income category. As a result, the County did not need to rezone any sites concurrent with adoption of the 2015-2023 Housing Element Update.

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

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

For purposes of this annual progress report, staff divided affordable housing into three household income categories: very low, low, and moderate. HCD provides updated household income limits for each household income category once a year based upon income limit revisions the U.S. Department of Housing and Urban Development (HUD) makes to its Section 8 Housing Voucher Program. The household income limits vary based on household size. Table 3 shows Santa Barbara County’s household income limits for 2016. The limits are based upon a percentage of area median income for Santa Barbara County, adjusted for household size, with a four-person household used as the baseline. The area median household income in 2016 for the County was \$53,950 for a household of one, \$61,700 for a household of two, \$69,400 for a household of three, \$77,100 for a household of four, and \$83,250 for a household of five. These figures are subject to change in Spring 2017.

<b>Income Level</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	28,100	32,100	36,100	40,100	43,350
Low Income	44,950	51,350	57,750	64,150	69,300
Moderate Income	63,350	72,400	81,450	90,500	97,750

*Source: California Department of Housing and Community Development*

***Annual Progress Report Housing Tables***

Government Code Section 65400 requires annual progress reports to use tables from HCD to summarize housing activities throughout the reporting period. Attachment 1 includes the tables for the unincorporated area of Santa Barbara County for the current reporting period (January 1, 2016 through December 31, 2016). The tables include data on annual building activity (Tables A, A2, and A3), RHNA progress (Table B), and Housing Element program implementation status (Table C).

### ***2016 Housing Production***

Table 4 lists new residential units in the unincorporated area of Santa Barbara County by income category that received County building permits from January 1, 2016 through December 31, 2016. The County issued building permits for 51 units in 2016, including eight mobile homes, eight residential second units, and five farm employee dwellings. Of the 51 units, seven units, or approximately 14 percent, qualified as affordable to low income households; 13 units, or approximately 25 percent, qualified as affordable to moderate income households; and 31 units, or approximately 61 percent, qualified as affordable to above moderate income households.

<b>Table 4: 2016 Approved Residential Projects by Income Category</b>					
<b>Year</b>	<b>Very Low</b>	<b>Low</b>	<b>Moderate</b>	<b>Above Moderate</b>	<b>Total</b>
Jan. 1, 2016 – Dec. 31, 2016	0	7	13	31	51

Westmont College (Montecito) began constructing two on-campus student dormitories in 2016 – North Hall (36 bedrooms) and South Hall (34 bedrooms). The U.S. Census Bureau defines “housing unit” to only include structures “...occupied...as separate living quarters.” Staff excluded the two dormitories from the 2016 housing production because they will not qualify as separate living quarters. Rather, the dormitories will provide shared living quarters, including shared bedrooms and common dining areas.

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

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

The County has not adopted the revised IVMP (see “Isla Vista Master Plan” in Section 3, above, for additional details). As a result, new development in Isla Vista remains subject to existing County plans and zoning ordinances, including the Goleta Community Plan, Coastal Land Use Plan, and Coastal Zoning Ordinance.

Table 5 summarizes the housing production by household income category in Isla Vista from 2009 through 2016. Seventy-eight units, or 40 percent, of the 196 new units were deemed affordable to very low income and low-income households. Eighty-seven units, or 44 percent, were deemed affordable to moderate income households. Thirty-one units, or 16 percent, were deemed affordable to above moderate-income households.

In 2015 and 2016, the County did not issue any building permits for new housing units in Isla Vista. This represents a significant drop in housing production compared to the production that occurred from January 1, 2011 to December 31, 2013. Dissolution of the Isla Vista Redevelopment Agency in 2012 and the slow recovery from the Great Recession may have contributed to this downturn.

**Table 5: 2009-2016 Isla Vista Housing Production  
 Units by Income Category**

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

***Pending Housing Production***

In 2016, the County issued building permits for an expansion of the Valley Gardens Mobile Home Park located in the Santa Ynez Valley. The project will add 24 additional units (mobile home spaces) to the existing 42 units located on a 5.72-acre parcel. Mobile homes typically offer affordability by design. Therefore, these additional spaces will provide new opportunities for affordable housing.

## **5. Housing Permit Activity in Mission Canyon**

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

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

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

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

From January 1, 2016 through December 31, 2016, the County approved two land use permits and finalized three building permits for new single-family residences in the Mission Canyon Plan area. Tables 6 and 7, respectively, summarize the key information regarding these land use and building permits and the associated residences, including location, lot size, residence size, and source of water supply and method of wastewater disposal.

<b>Table 6: Mission Canyon Housing Unit Production Housing Units Approved (Land Use Permits Approved) January 1, 2016 – December 31, 2016</b>									
<b>Unit Type</b>	<b>APN</b>	<b>Land Use Permit Number</b>	<b>Address</b>	<b>Lot Size (acres)</b>	<b>Unit Size (sq. ft.)</b>	<b>Water</b>	<b>Waste Water</b>	<b>Project</b>	<b>Zone District</b>
Single-Family	023-051-021	16LUP-00000-00198	2604 Tunnel Ridge Lane	0.82	4,308	City of SB	Private Septic System	New Residence	1-E-1
Single-Family	021-010-069	13LUP-00000-00176	1974 Las Canoas Ridge Way Road	3.02	780	City of SB	Private Septic System	New Residence	AG-I-10

<b>Table 7: Mission Canyon Housing Unit Production Housing Units Constructed (Final Building Inspection Completed) January 1, 2016 – December 31, 2016</b>									
<b>Unit Type</b>	<b>APN</b>	<b>Building Permit Number</b>	<b>Address</b>	<b>Lot Size (acres)</b>	<b>Unit Size (sq. ft.)</b>	<b>Water</b>	<b>Waste Water</b>	<b>Project</b>	<b>Zone District</b>
Single-Family	021-010-050	13BDP-00000-00985	2018 Las Canoas Ridge Way Road	1.0	2,096	La Cumbre Mutual	Private Septic System	2009 Jesusita Fire Rebuild	AG-I-10
Single-Family	023-112-015	15BDP-00000-00131	2626 Montrose Place	0.26	1,227	City of SB	City of SB	2009 Jesusita Fire Rebuild	7-R-1
Single-Family	023-300-021	15BDP-00000-00131	1100 Palomino Road	1.3	3,259	City of SB	County of SB	New Residence	1-E-1



## **6. Redevelopment Activity**

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

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

The County Housing and Community Development Division (HCD) prepares reports to address the reporting requirements in SB 341. Attachment 3 of this annual progress report contains the most recent report, titled “County of Santa Barbara, Housing Successor Annual Report, Low and Moderate Income Housing Asset Fund, Fiscal Year 2015-2016.”

## 7. 2016-2017 Work Program

The County Planning Commission, Montecito Planning Commission, and Board of Supervisors oversee the effectiveness and implementation of the Comprehensive Plan through the review, adoption, and funding of the Long Range Planning Division's annual (fiscal year) "work program." The work program lists and describes current and proposed projects that will implement, maintain, and update the Comprehensive Plan.

The 2016-2017 Work Program (July 1, 2016 through June 30, 2017) included two new programs to implement Program 1.4 (Tools to Incentivize High-Quality Affordable Housing) and Program 2.8 (Transitional and Supportive Housing) from Chapter 5 of the 2015-2023 Housing Element Update. Staff expects to complete Program 2.8 in Summer 2017. In addition, the 2016-2017 Work Program continued the following six housing element programs that were included in the 2015-2016 Work Program (July 1, 2015 through June 30, 2016) and initiated in 2015:

- Program 1.7 (Isla Vista Master Plan);
- Program 1.10 (State Density Bonus Law Consistency Amendments);
- Program 1.16 (Design Residential Zone Modifications);
- Program 2.3 (Farmworker Employee Housing Law Consistency Amendments);
- Program 2.5 (Fair and Safe Special Needs Housing); and
- Program 2.7 (Definition of Family).

The County fully completed five of these programs in 2016 (i.e., Programs 1.7, 1.10, 2.3, 2.7, and 2.7), and expects to complete the sixth program (i.e., Program 1.16) in Spring 2017. Section 3 and Table C of this report contain additional details on these programs.

Attachment 2 of this annual progress report contains the Draft 2017-2018 Work Program (July 1, 2017 through June 30, 2018). According to the programs and accompanying timeframes specified in Chapter 5 of the 2015-2023 Housing Element Update, staff included Program 2.4 (Farmworker Housing) in the Draft 2017-2018 Work Program. Staff proposes to implement Program 2.4 concurrent with a new agricultural planning project that will consider permitting options for certain agricultural uses and structures, including farmworker housing.

Staff will present the Draft 2017-2018 Work Program to the Board of Supervisors in April 2017. As part of the County's Fiscal Year 2017-2018 budget process, the Board of Supervisors will ultimately prioritize projects as timely, strategic, and representing an efficient use of fiscally-constrained resources. The Board of Supervisors will take final action on the 2017-2018 Work Program and overall Fiscal Year 2017-2018 County budget in June 2017.

# **ATTACHMENT 1**

## California Department of Housing and Community Development Data Tables

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

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

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

Table B – Regional Housing Needs Allocation Progress

Table C – 2015-2023 Housing Element Program Implementation Status

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# ANNUAL ELEMENT PROGRESS REPORT

## *Housing Element Implementation*

(CCR Title 25 §6202 )

Jurisdiction SANTA BARBARA COUNTY

Reporting Period 01/01/2016 - 12/31/2016

Pursuant to GC 65400 local governments must provide by April 1 of each year the annual report for the previous calendar year to the legislative body, the Office of Planning and Research (OPR), and the Department of Housing and Community Development (HCD). By checking the “Final” button and clicking the “Submit” button, you have submitted the housing portion of your annual report to HCD only. Once finalized, the report will no longer be available for editing.

The report must be printed and submitted along with your general plan report directly to OPR at the address listed below:

Governor’s Office of Planning and Research  
P.O. Box 3044  
Sacramento, CA 95812-3044



105-106-005	SF	Owner	0	1	0	0	1	1			Single-family dwelling. 1,160 s.f. unit to accommodate a household of 4 persons. This unit has an estimated value of \$267,892, which is deemed affordable to low income households.
111-110-009	SF	Owner	0	1	0	0	1	1			Single-family dwelling. 1,990 s.f. unit to accommodate a household of 4 persons. This unit has an estimated value of \$292,232, which is deemed affordable to low income households.
605-060-053	MH	Owner	0	1	0	0	1	1			Mobile home. Affordable by design - 800 s.f. home to accommodate a household of 4 persons. This unit has an estimated value of \$210,514, which is deemed affordable to low income households.
629-150-023	MH	Owner	0	1	0	0	1	1			Mobile home. Affordable by design - 1,000 s.f. home to accommodate a household of 4 persons. This unit has an estimated value of \$205,873, which is deemed affordable to low income households.
141-060-020	SF	Renter	0	1	0	0	1	0			Farm employee dwelling unit. Affordable by design - 811 s.f. unit may be a 1-BR unit to accommodate no more than 2 persons. Average rent in this area of the county is \$1,003.75 per month, which is deemed affordable to low income households.
<b>(9) Total of Moderate and Above Moderate from Table A3</b>						13	31				
<b>(10) Total by Income Table A/A3</b>			0	7	13	31					
<b>(11) Total Extremely Low-Income Units*</b>			0								

# ANNUAL ELEMENT PROGRESS REPORT

## *Housing Element Implementation*

(CCR Title 25 §6202 )

**Jurisdiction**      SANTA BARBARA COUNTY

**Reporting Period**      01/01/2016      -      12/31/2016

**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



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

Jurisdiction SANTA BARBARA COUNTY  
 Reporting Period 01/01/2016 - 12/31/2016

**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 <b>Moderate</b>	6	0	0	4	3	13	6
No. of Units Permitted for <b>Above Moderate</b>	25	0	0	3	3	31	16

\* Note: This field is voluntary

# ANNUAL ELEMENT PROGRESS REPORT

## *Housing Element Implementation*

(CCR Title 25 §6202 )

**Jurisdiction**      SANTA BARBARA COUNTY

**Reporting Period**      01/01/2016      -      12/31/2016

**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	159	49	0	0	0	0	0	0	0	0	49	110
	Non-Restricted		0	0	0	0	0	0	0	0	0		
Low	Deed Restricted	106	36	0	0	0	0	0	0	0	0	48	58
	Non-Restricted		5	7	0	0	0	0	0	0	0		
Moderate		112	44	13	0	0	0	0	0	0	0	57	55
Above Moderate		284	94	31	0	0	0	0	0	0	-	125	159
Total RHNA by COG. Enter allocation number:		661											
Total Units    ▶ ▶ ▶			228	51	0	0	0	0	0	0	0	279	
Remaining Need for RHNA Period    ▶ ▶ ▶ ▶ ▶													382

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

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

Jurisdiction SANTA BARBARA COUNTY

Reporting Period 01/01/2016 - 12/31/2016

**Table C**

**Program Implementation Status**

Program Description (By Housing Element Program Names)	<b>Housing Programs Progress Report - Government Code Section 65583.</b> 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 1.12: Affordable and Quality Housing Development Incentives	The County shall continue, and where feasible expand, its partnership with nonprofit housing providers, such as the Housing Authority of Santa Barbara County, Peoples Self-Help Housing, and Good Samaritan Shelter. These partnerships should be specifically leveraged to provide additional housing opportunities that are affordable at extremely low to low-income levels. Opportunities such as the use of State Density Bonus Law, County development incentives (Appendix C), and County Inclusionary Housing Ordinance (IHO) in-lieu fees should be utilized to encourage the development of such affordable housing. The County shall also evaluate and use as appropriate funds from HOME Investment Partnerships (HOME) or	Ongoing	STATUS: ONGOING; KEY OBJECTIVE(S) COMPLETED. The County Housing and Community Development Division (County HCD) evaluates applications and awards IHO, HOME, and other funds for affordable housing opportunities on an ongoing basis. The 2015-2020 Consolidated Plan included increased support of housing opportunities for very low and low income households and individuals, with "Expand Affordable Housing" as the number one goal. In 2016, County HCD administered five sub-recipient contracts of federal HOME funds for Tenant-Based Rental Assistance. The funds were distributed in the form of monthly rental payments or security/utility deposits to expand housing opportunities for households at extremely low to low income levels.

	similar funding sources to increase affordable housing opportunities for very low and low-income households and individuals.		
Program 1.15: Mixed Use Zone	<p>The County shall evaluate and adopt as appropriate zoning ordinance amendments to create a mixed-use zone that allows a mix of residential, commercial retail, services, and office uses within a designated urban area to facilitate affordable, special needs, senior, and workforce housing near job centers.</p> <p>The mixed-use zone could include a variable residential density incentive that rewards appropriate design through the provision of additional units at higher densities and smaller unit sizes. Options could also include form based building standards, such as zero lot lines and minimum mass requirements.</p>	Summer 2015	STATUS: COMPLETE. The County adopted the Eastern Goleta Valley Community Plan (EGVCP) on October 20, 2015. As part of this community planning process, the County also adopted a new county-wide Mixed Use (MU) zone (Ordinance 4940). The County applied the MU zone to 56 parcels within the EGVCP plan area (see Program 1.3 for additional details). The County could apply the MU zone to other plan areas in the future.
Program 1.16: Design Residential (DR) Zone Modifications	<p>The County shall evaluate and adopt as appropriate zoning ordinance amendments to increase the maximum site coverage (percent) for structures, and/or reduce the minimum net site area (percent) reserved for common and/or public open space in the Design Residential (DR) zone for affordable, special needs, and senior housing development consistent with the surrounding setting and Comprehensive Plan. The zoning ordinance amendments may also reduce parking standards and allow hard surfaced walkways and similar hard surfaces not currently included as open space to be included as open space.</p>	Winter 2015/2016	<p>STATUS: COMPLETE, INLAND AREA. IN PROCESS, COASTAL ZONE. Program 1.16 creates incentives for new affordable, special needs, and senior housing. In 2016, staff presented proposed ordinance amendments to the Planning Commission and Board of Supervisors. The amendments provide the following incentives for new affordable, special needs, and senior housing projects: (1) increase the height limit from 35 feet to 40 feet, (2) reduce the minimum open space requirement from 40 percent to 30 percent, (3) reduce the parking requirements, and (4) increase the maximum site coverage requirement from 30 percent to 40 percent.</p> <p>On September 20, 2016, the Board of Supervisors adopted the proposed ordinance amendments (Ordinance 4977, Land Use and Development Code [LUDC]; Ordinance 4978, Montecito Land Use and Development Code [MLUDC]; and Ordinance 4979, Coastal Zoning Ordinance[CZO]). The ordinance amendments are in effect in the Inland Area of unincorporated Santa Barbara County. However, the CCC must certify the amendments before they can go into effect in the Coastal Zone. In December 2016, the County submitted the amendments to the CCC. The CCC may take 12 months or longer to consider the amendments.</p>
Program 1.18: Water and Sewer Service Priority for Affordable Housing	Pursuant to Government Code section 65589.7, the County shall immediately deliver the adopted Housing Element and	Summer 2015/Ongoing	STATUS: ONGOING; KEY OBJECTIVE(S) COMPLETE. In May 2015, the County mailed a cover letter and the adopted 2015-2023 Housing Element Update to 10 water districts and 11 sanitation districts. The County Planning

	<p>any subsequent amendments to all public agencies or private entities that provide water or sewer services for municipal and industrial uses, including residential within the unincorporated county. The County shall work with each public agency or private entity providing water or sewer services to verify that it grants a priority for the provision of these services to proposed developments that include housing units affordable to lower-income households.</p> <p>This program should be implemented according to the information in the California Department of Housing and Community Development's memorandum on Senate Bill 1087, Water and Sewer Service Priority for Housing Affordable to Lower-Income Households, dated May 22, 2006.</p>		<p>and Development Department (P&amp;D) will continue to help ensure that water and sanitation districts grant priority to lower income housing projects for water and sewer services, respectively.</p>
<p>Program 2.1: Applicant Consultations</p>	<p>Provide housing consultation services to help applicants understand the regulatory environment, applicable state laws and incentives, and local policies and incentives affecting the development of special needs housing, including the County's Reasonable Accommodation Policy in Appendix A of this Housing Element.</p>	<p>Ongoing</p>	<p>STATUS: ONGOING; KEY OBJECTIVE(S) COMPLETED. County staff provide general over-the-counter information to property owners and developers regarding County and state regulations, laws, and incentives for new special needs housing. In addition, property owners and developers may apply for a Planner Consultation or Pre-Application Assessment. In these cases, a planner answers detailed questions about the planning process and applicable regulations (Planner Consultation) or provides an initial review of a proposed project before the applicant submits a formal application (Pre-Application Assessment).</p> <p>Eleven potential residential projects received some form of formal County housing consultation service in 2016. Ten of these projects went through a Planner Consultation, and one went through a Pre-Application Assessment. Of the 11 projects, eight were single-family dwelling projects and three were multiple-family dwelling projects. The eight single-family dwelling projects included three single-family dwellings and five subdivisions with a potential to create 17 residential lots. The three multi-family dwelling projects proposed 44 potential new dwelling units.</p>
<p>Program 2.3: Farmworker Employee Housing Law Consistency Amendments</p>	<p>The County shall amend the County Land Use and Development Code (LUDC), Montecito Land Use and Development</p>	<p>Winter 2016/2017</p>	<p>STATUS: COMPLETE. In November 2015, the Board of Supervisors amended the County's three zoning ordinances to implement Program 2.3. The amendments made the zoning ordinances consistent with the California Health</p>

	<p>Code (MLUDC), and Coastal Zoning Ordinance (CZO) to be consistent with Health and Safety Code Sections 17021.5 and 17021.6 regarding farm worker housing developed by state-licensed agricultural operators. Section 17021.5 requires that any employee housing providing accommodations for six or fewer employees be deemed a single family structure, while Section 17021.6 requires that employee housing consisting of no more than 36 beds in a group quarters or 12 units or spaces designed for use by a single-family or household be deemed an agricultural use. As such, no conditional use permit, zoning variance, zoning clearance or business taxes, local registration fees, use permit fees, or other fees shall be applied to these housing types which are not typically subject to uses of the same type in the same zone.</p>		<p>and Safety Code regarding the permitting of farmworker housing. The amendments to the LUDC (Ordinance 4944) and MLUDC (Ordinance 4945) went into effect in December 2015. The County submitted the amendment to the CZO (Ordinance 4946) to the CCC in December 2015. The CCC conducted a public hearing and certified the amendment in December 2016.</p>
<p>Program 2.4: Farmworker Housing</p>	<p>The County shall continue to evaluate and approve as appropriate applications from agricultural operators, housing authorities, non-profit organizations, and other housing developers for funds to supplement funds from federal, state, and local funding sources for farm worker housing projects. Past and/or potential funding sources for farm worker housing projects include County Housing Trust Funds (in-lieu fees collected through the County Inclusionary Housing Ordinance), County Successor Agency (repayments from past loans by the former County of Santa Barbara Redevelopment Agency in Isla Vista), and HOME Investment Partnerships (U.S. Department of Housing and Urban Development, administered by the County of Santa Barbara, Community Services Department, Housing and Community Development Division).</p>	<p>Ongoing</p>	<p>STATUS: ONGOING; KEY OBJECTIVE(S) COMPLETED. County HCD evaluates applications and awards IHO, HOME, and other funds for affordable housing opportunities on an ongoing basis, including those projects intended for farm workers and their families. In 2016, County HCD awarded approximately \$948,852 in federal HOME funds for the development of Los Adobes De Maria III in the city of Santa Maria. This project created 34 rental units for farmworkers and their families.</p>

	<p>In addition, the County shall continue to evaluate and revise as appropriate permit process procedures which streamline the permit process for farm worker housing.</p> <p>The County shall also provide opportunities for stakeholder input from growers, ranch owners, and other agricultural operators regarding the need and opportunities for additional farm worker housing.</p>		
Program 2.5: Fair and Safe Special Needs Housing	<p>The County shall evaluate and revise as appropriate its existing (Reasonable Accommodation Policy) (Appendix A, 2015-2023 Housing Element) to ensure the policy is fully consistent with Chapter 671, Statutes of 2001 (SB 520), which amended Government Code section 65583(c)(3).</p> <p>To increase the effectiveness of the policy, the County shall incorporate the revised Reasonable Accommodations Policy into the Land Use and Development Code (LUDC), Montecito Land Use and Development Code (MLUDC), and Coastal Zoning Ordinance (CZO). The policy will provide flexibility in the application of County zoning ordinances that pose barriers to housing projects that accommodate the needs of persons with disabilities and their families.</p> <p>As a result, the Reasonable Accommodations Policy will facilitate compliance with federal and state fair housing laws and promote housing opportunities for persons with disabilities.</p>	Winter 2016/2017	STATUS: COMPLETE. In November 2015, the Board of Supervisors amended the County's three zoning ordinances to implement Program 2.5. In compliance with state law, the County replaced Appendix A of the 2015-2023 Housing Element Update (Reasonable Accommodation Policy) with a new process that allows the County to reduce zoning regulations (e.g., setbacks, lot coverage, floor area, fences) to provide individuals with disabilities an equal opportunity to housing. These amendments added this process to each zoning ordinance. The amendments to the LUDC (Ordinance 4944) and MLUDC (Ordinance 4945) went into effect in the Inland Area in December 2015. The County submitted the CZO amendment (Ordinance 4946) to the CCC in December 2015. The CCC conducted a public hearing and certified the amendment in December 2016.
Program 2.7: Definition of Family	<p>The County shall evaluate and clarify as appropriate the definition of "family" included in the zoning ordinances. The current definition of "family" may exclude "group use" of a single-family dwelling for</p>	Winter 2016/2017	STATUS: COMPLETE. In November 2015, the Board of Supervisors amended the County's zoning ordinances to implement Program 2.7. The amendments revised the definition of "family" to clarify that the use of a single-family dwelling by people living in group homes is an allowed use. The amendments to the LUDC (Ordinance 4944) and MLUDC (Ordinance 4945) went into effect

	<p>boarding or lodging. The amended definition in the zoning ordinances would clarify that the County does not exclude "group use" of a single-family dwelling as allowed by state housing laws regarding supportive housing, transitional housing, and farm employee housing.</p>		<p>for the Inland Area in December 2015. The County submitted the CZO amendment (Ordinance 4946) to the CCC in December 2015. The CCC conducted a public hearing and certified the amendment in December 2016.</p>
<p>Program 2.8: Transitional and Supportive Housing</p>	<p>The County shall evaluate and amend as appropriate the County Land Use and Development Code (LUDC), Montecito Land Use and Development Code (MLUDC), and Coastal Zoning Ordinance (CZO) to be consistent with Government Code sections 65582 and 65583(a)(5), Senate Bill 745, and Senate Bill 2 regarding transitional and supportive housing. In particular, the County will amend the zoning ordinances to include definitions of transitional and supportive housing, consider transitional and supportive housing to be a residential use, and explicitly permit transitional and supportive housing subject only to those zoning regulations that apply to other residential dwellings of the same type in the same zone.</p>	<p>Winter 2016/2017</p>	<p>STATUS: IN PROCESS. Staff initiated work on Program 2.8 in mid-2016. Staff researched regulatory options for permitting transitional and supportive housing, consulted with state housing agencies, and began preparing draft ordinance amendments. Staff expects to present proposed amendments to the Montecito and County Planning Commissions in Spring 2017 and the Board of Supervisors in Summer 2017. Once adopted by the Board of Supervisors, the County will submit the amendments to the CCC for certification and application in the Coastal Zone.</p>
<p>Program 3.1: Fair Housing Legal Services</p>	<p>Continue implementing existing programs that provide a referral process and/or contracts with public services and legal services for fair housing issues. The County currently contributes General Fund resources to the City of Santa Barbara for its Rental Housing Mediation Task Force (RHMTF) public service program. The RHMTF provides dispute resolution prevention through education; provides information (in Spanish and English) on tenant/landlord rights and responsibilities (per federal, state and municipal codes); supports fair housing community needs; provides staff consultations; and other outreach</p>	<p>Ongoing</p>	<p>STATUS: ONGOING; KEY OBJECTIVE(S) COMPLETED. The County continues to contribute General Fund resources to the city of Santa Barbara for its Rental Housing Mediation Program (RHMP). The RHMP provides information (in Spanish and English) on tenant/landlord rights and responsibilities (per federal, state and municipal codes), supports fair housing community needs, and provides staff consultations and other outreach services. RHMP assisted 260 county residents in 2016.</p>



	<p>services. Additionally, the County will evaluate and contribute as appropriate additional funding to appropriate private legal service agencies, such as the Legal Aid Foundation of Santa Barbara County, to provide active fair housing legal services countywide.</p>		
<p>Program 4.1: Government Funding Continuum</p>	<p>Continue to access HOME Investment Partnerships (HOME), CDBG program, and other resources provided by federal, state, or regional entities to increase the efficiency of locally generated Inclusionary Housing Ordinance (IHO) in-lieu fees collected to construct new and conserve and improve existing affordable housing stock.</p>	<p>Ongoing</p>	<p>STATUS: ONGOING; KEY OBJECTIVE(S) COMPLETED. The County receives an annual allocation of HOME, Community Development Block Grants (CDBG), Emergency Solutions Grants (ESG), and Continuum of Care (CoC) funding and awards those funds through Notices of Funding Availability (NOFA) and, in the case of federal CoC funding, through the Santa Maria/Santa Barbara CoC. County HCD accepts applications for funding of affordable housing development year-round.</p> <p>In 2016, County HCD received \$410,771 in HOME funding, \$1,074,934 in CDBG, \$1,667,801 in CoC funding, and \$142,614 in ESG.</p>
<p>Program 1.1: Regional Planning</p>	<p>Promote housing opportunities adjacent to employment centers through regional and local planning efforts, including updates to the Regional Growth Forecast, Regional Transportation Plan and Sustainable Communities Strategy (RTP/SCS), Regional Housing Needs Allocation (RHNA) Plan, Congestion Management Plan (CMP), and Bicycle Master Plan. This will help ensure that community values are preserved; commute pressures, vehicle trips, and greenhouse gas emissions are reduced; rural areas are protected; fiscal and economic interests are upheld; and adequate housing is provided for households and individuals at all economic levels and needs.</p>	<p>Ongoing</p>	<p>STATUS: ONGOING; KEY OBJECTIVE(S) COMPLETED. In October 2015, the Board of Supervisors adopted the EGVCP. In part, this plan provides new housing opportunities by rezoning five sites to residential densities of 20 units per acre and rezoning a commercial corridor to Mixed Use (MU) (see Program 1.3 for additional details). These sites and the commercial corridor are located within an urban area and along or near a high-quality transit corridor included in the 2040 Regional Transportation Plan and Sustainable Communities Strategy (Santa Barbara County Association of Governments, 2013). Consistent with Program 1.1, the proximity of new housing to public transit will potentially reduce vehicle trips and greenhouse gas emissions.</p>
<p>Program 1.3: Community Plan Rezones</p>	<p>Implement community enhancement and revitalization tools where warranted through the community planning process using strategies that promote affordability by design, such as mixed-use, infill, and adaptive reuse.</p>	<p>Summer 2015</p>	<p>STATUS: COMPLETE, INLAND AREA. IN PROCESS, COASTAL ZONE. The EGVCP went into effect in the Inland Area in November 2015. The Coastal Zone portion of the plan will not go into effect until certified by the CCC. The CCC expects to take action on the plan in Spring 2017. The EGVCP allows an additional 2,212 primary residential units (maximum theoretical buildout), including 549 potentially affordable housing units on five sites totaling approximately 27 acres and ranging in size from 1 to 14 acres. These five sites</p>

	<p>Currently, one community plan update is underway for Eastern Goleta Valley that includes two categories of rezones for affordable housing and community revitalization. As part of this community plan update, the County shall evaluate and adopt as appropriate one category of rezones that would allow mixed-use development on 55 parcels covering approximately 28 acres within the Hollister Avenue/State Street commercial corridor. The County shall also evaluate and adopt as appropriate a second category of rezones that would allow residential development at a density of 20 units per acre on seven separate sites that range from approximately 1 to 23 acres in size. This category of rezones shall establish housing opportunities on 20 to 30 acres, if such rezones can be found compatible with surrounding development and serviceable by infrastructure capacity.</p>		<p>allow a density of 20 units per acre and, therefore, may accommodate housing for very low and low income households [Government Code Section 65583.2(c)(3)(B)].</p> <p>The EGVCP rezoned the Hollister Avenue - State Street commercial corridor to Mixed Use (MU). The MU zone encompasses 56 parcels totaling approximately 30 acres. This rezone added development potential for an additional 163 primary residential units, including live/work units, multiple-family dwellings, mixed-use development, and other housing types that promote affordability by design. It also allows residential densities of 20 units or more per acre.</p>
<p>Program 1.4: Tools to Incentivize High-Quality Affordable Housing</p>	<p>The County shall evaluate and adopt/apply as appropriate the following land-use tools through the community planning, development review, and/or zoning ordinance amendment processes to provide housing opportunities for all economic segments of the population, including extremely low-income households:</p> <ol style="list-style-type: none"> <li>1. Policies to encourage the development of unit types that are affordable by design, including residential second units (RSU), farm employee dwellings, infill, and mixed-use development.</li> <li>2. Permit streamlining efforts overseen by Planning and Development, and priority permit processing for projects with affordable units built on site.</li> </ol>	<p>Winter 2018/Ongoing</p>	<p>STATUS: IN PROCESS. On January 1, 2017, Assembly Bill 2299 and Senate Bill 1069 (Government Code Section 65852.2) effected new state laws to reduce barriers and expand opportunities for new accessory dwelling units (ADUs). The County is in the process of amending its zoning ordinances to comply with these new laws. The proposed amendments will streamline the permit process and relax development standards for ADUs. As a result, the proposed amendments could significantly increase affordable rental housing units throughout the county. Public hearings on the proposed amendments are expected to begin in March 2017.</p>

	<p>3. Incentives for special types of housing, detailed in Appendix C - Quality Housing Design and Development Incentives.</p> <p>4. Modifications to setback, parking, yard area, or other applicable zoning standards for new affordable housing projects approved via Development Plans or Conditional Use Permits.</p> <p>5. Board-approved discretionary reductions of development impact fees for projects with demonstrated public benefits, including the provision of onsite affordable and/or special needs housing.</p> <p>6. Incentives for construction of RSUs priced affordable to lower-income, moderate, workforce, and senior households, including reducing or waiving development impact mitigation fees and reducing parking requirements (e.g., allow tandem parking, allow parking within setbacks).</p>		
<p>Program 4.2: Avoid Conversion of Affordable Housing to Market Rate</p>	<p>The County will monitor affordable rental developments with expiring use restrictions for properties that received funding from Community Services Department, Housing and Community Development Division (County HCD) and work with owners to ensure maintained affordability. County HCD will continue to manage a database that tracks the expiration dates of affordable housing covenants and restrictions. Prior to the expiration of these affordability restrictions, County HCD shall explore all opportunities to maintain this affordability. Such opportunities include but are not limited to providing rehabilitation funding to the property owner contingent upon an extension of the affordability restrictions,</p>	<p>Ongoing</p>	<p>STATUS: ONGOING; KEY OBJECTIVE(S) COMPLETED. To the extent that the County has an existing deed restriction, covenant, or other regulatory agreement, County HCD monitors the term of the affordability restrictions.</p>

	<p>assisting non-profit housing agencies or any other entities seeking to acquire and maintain government-assisted housing developments at risk of converting to market rate housing, or acquiring the housing units with available local financing.</p>		
<p>Program 4.3: Improve and Rehabilitate Existing Housing Stock</p>	<p>The County shall continue to provide technical, administrative, and governmental support to the Housing Authority of the County of Santa Barbara and other affordable housing providers to conserve, improve, and rehabilitate existing affordable housing stock through the approval of revenue bonds and other federal and state funding programs.</p> <p>The County shall continue to annually process and consider applications for CDBG Urban County Partnership and the HOME Consortium grant funds to maintain, upgrade, and/or rehabilitate existing low-income affordable housing stock, including single-family and multifamily units. The County shall also take proactive steps that encourage affordable housing providers to apply for grants to rehabilitate affordable housing stock, such as assisting affordable housing providers with the grant application process and sending housing providers the annual Notice of Funding Availability (NOFA) and inviting proposals for repair, maintenance, and rehabilitation programs.</p>	<p>Ongoing</p>	<p>STATUS: ONGOING; KEY OBJECTIVE(S) COMPLETED. See the annual update above for Program 4.1: Government Funding Continuum. In addition to Program 4.1, the County assists applicants for private activity bonds and convenes the County's approval boards, such as the Debt Advisory Committee (DAC) and the Board of Supervisors. In 2016, County HCD did not receive any requests for this type of assistance.</p>
<p>Program 4.4: Soft Second Mortgages</p>	<p>Explore opportunities to support and secure funding for County, public, and non-government organization programs that provide soft second mortgage loans or other financial tools to assist first-time moderate and low-income homebuyers who cannot afford to buy a home without</p>	<p>Ongoing</p>	<p>STATUS: ONGOING; KEY OBJECTIVE(S) COMPLETED. In 2016, County HCD started working with Habitat for Humanity of Santa Barbara County to develop three single-family affordable units in the city of Carpinteria for low income homebuyers. The County is exploring investing HOME or other funds for use as "soft mortgage" financing.</p>

	financial assistance.		
Program 4.5: Code Enforcement	<p>The County shall continue to administer a building code enforcement program that responds to complaints regarding dangerous buildings and building code violations. This program helps ensure property owners maintain existing housing stock through the enforcement of applicable building codes and laws. The applicable building codes include the County of Santa Barbara Building Code and 1997 Uniform Code for the Abatement of Dangerous Buildings. The applicable laws include the California Health and Safe Code, such as Health and Safety Code Section 17980(c)(C)(2) which requires that code enforcement agencies consider needs expressed in the housing element when deciding whether to require vacation or repair of property.</p> <p>The County shall continue to annually process and consider applications for CDBG Urban County Partnership and the HOME Consortium grant funds for code enforcement activities. These funds may be used for new or existing programs in unincorporated areas and incorporated cities throughout Santa Barbara County.</p>	Ongoing	STATUS: ONGOING; KEY OBJECTIVE(S) COMPLETED. In 2016, County HCD continued to provide annual federal CDBG funding to the city of Lompoc to address code enforcement issues in the city. County HCD also provided enforcement oversight of County Ordinance 4444, which prevents the illegal eviction of tenants in buildings of four or more rental units due to the demolition, alteration, or substantial rehabilitation of the units. County HCD also continued to administer an extensive affordable housing monitoring program. In part, County HCD reviewed affordable units under covenant with the County to determine their compliance with Housing Quality Standards (HQS).
Program 5.1: Cooperative Partnerships	Work cooperatively and form partnerships with federal, state, and regional agencies, as well as private and non-profit entities to apply for public funding to support projects demonstrating creative strategies to address affordable housing needs.	Ongoing	STATUS: ONGOING; KEY OBJECTIVE(S) COMPLETED. In 2016, County HCD worked with a variety of community partners, including homeless service providers and advocates, affordable housing developers, and community stakeholders to develop partnerships which apply for funding to address affordable housing needs. Examples include the award of \$1,667,801 in federal HUD Continuum of Care Homeless funds; \$679,210 in State ESG funding for homeless prevention and emergency services; and the leveraging of the County's \$949,000 in federal HUD HOME loan to People's Self Help Housing Corp which brought in over \$15 million in grant, low income housing tax credit (LIHTC) equity, and below-market rate financing for Los Adobes De Maria III, a 34 unit affordable housing development in Santa Maria for farmworker families.
Program 1.6: Housing Design	Ensure quality housing design and	Ongoing	STATUS: ONGOING; KEY OBJECTIVE(S) COMPLETED. The County has

	<p>neighborhood compatibility by continuing to require, where applicable, that projects undergo review by regional Boards of Architectural Review for consistency with applicable design guidelines and findings for Design Review.</p>		<p>four regional Boards of Architectural Review (BARs) that cover the entire unincorporated area of Santa Barbara County. The BARs include Central County, Montecito, North County, and South County. The BARs encourage development that exemplifies professional design practices so as to enhance the visual quality of the environment, benefit surrounding property values, and prevent poor quality of design. The County has adopted design guidelines for some communities.</p> <p>In 2016, the County took several steps to update and improve some of the design guidelines. For example, P&amp;D completed a limited update of the Montecito Architectural Guidelines and Development Standards in September 2016. The limited update added language to the guidelines regarding basement and attached accessory structure floor area, height limit of hillside development and freestanding retaining walls, and edited the Guidelines to conform with current ordinances and County procedures.</p> <p>In 2016, the County also submitted the Eastern Goleta Valley Residential Design Guidelines to the CCC for certification and application in the Coastal Zone. The CCC expects to take action on these guidelines in Spring 2017.</p> <p>In 2016, the BARs granted final approval of 40 residential projects (29 single-family units, 2 mixed-use projects, 3 farm employee units, and 6 multi-family projects). The six multi-family projects included 162 units.</p>
<p>Program 1.8: Permit Streamlining for Energy Efficiency</p>	<p>Continue to support and expand the use of the County's Smart Build Santa Barbara Program (SB2) to streamline the permit process for projects meeting energy efficiency requirements. The existing SB2 is a free, voluntary program which provides incentives to applicants to incorporate energy-efficient and green building techniques in their building plans.</p>	<p>Ongoing</p>	<p>STATUS: ONGOING; KEY OBJECTIVE(S) COMPLETED. In 2016, the SB2 program reviewed and authorized a streamlined permit process for two projects, including a 1,610 square-foot single-family residence and two student residence halls on the Westmont College campus with a combined size of 33,450 square-feet. One residence hall has 36 bedrooms (North Hall) and the other has 34 bedrooms (South Hall).</p>
<p>Program 1.9: Energy Efficiency Policy and Financing</p>	<p>Seek opportunities to finance and support energy efficiency and renewable energy improvements for the market rate and affordable housing stock in the county. Examples to be considered as part of this program include (1) adopting an Energy and Climate Action Plan, (2) pursuing a feasibility study to establish a Community Choice Aggregation partnership with cities and counties in the region, and (3)</p>	<p>ECAP - Winter 2014/2015</p>	<p>STATUS: ONGOING; KEY OBJECTIVE(S) COMPLETED. The County adopted the Energy and Climate Action Plan (ECAP) in May 2015 and began implementing the plan in 2016. The County Sustainability Committee meets regularly to monitor implementation of the ECAP. Significant achievements in 2016 included the creation of the Agency Reporting Protocol for County departments to use when collecting and reporting implementation-related data, initiation of a County sustainability website, and preparation of the first annual report. Staff expects to present the first annual report to the Board of Supervisors in Spring 2017.</p>

	<p>prioritizing the expenditure of County affordable housing funds for projects that encourage energy efficiency improvements.</p> <p>Continue to support emPower, a program developed by Santa Barbara County to help homeowners countywide overcome obstacles to making energy saving improvements to their homes. emPower provides a variety of services to homeowners, including rebates, low-interest, and unsecured financing.</p>		<p>In 2016, a consultant began preparing a technical feasibility study examining a Community Choice Aggregation (CCA) option for the Central Coast. The Santa Barbara, Ventura, and San Luis Obispo Counties, and incorporated cities that are not already served by a municipal electric utility will be included in the feasibility study. Staff will present the initial results of Phase I of the feasibility study to the Board of Supervisors in early 2017.</p> <p>In Fiscal Year 2015-2016 (July 1, 2015 through June 30, 2016), the emPower program performed 281 energy coach site visits, provided information to 6,579 interested individuals, and serviced \$903,862 in loan applications for energy efficient upgrades.</p>
Program 1.10: State Density Bonus Law Consistency Amendments	Amend applicable County regulations to comply with the provisions of State Density Bonus Law (SDBL), which is intended to increase the economic feasibility of affordable housing development for extremely low, very low, and low-income households. Specifically, amend Article II (Coastal Zoning Ordinance) to allow up to a 35 percent density bonus for applicable projects. The current Article II regulations only allow a 25 percent density bonus.	Winter 2017/2018	STATUS: COMPLETE. In November 2015, the Board of Supervisors adopted an amendment (Ordinance 4946) to the CZO to increase the density bonus for qualifying housing projects from 25 to 35 percent. The County submitted the amendment to the CCC in December 2015. The CCC conducted a public hearing and certified the amendment in December 2016.
Program 5.2: Regional Housing Programs Participation	Participate in regional planning and housing programs with the incorporated cities; public and private housing agencies such as the Housing Authority of Santa Barbara County, Housing Authority of the City of Santa Barbara, and Habitat for Humanity; and other stakeholders as appropriate. As part of this effort, the County shall pursue collaborative partnerships, such as the Central Coast Collaborative on Homelessness.	Ongoing	STATUS: ONGOING; KEY OBJECTIVE(S) COMPLETED. County HCD regularly collaborates with partner cities on regional planning and housing programs. In part, collaboration occurs through the County HOME Consortium and CDBG Urban County programs. County HCD also collaborates with homeless regional planning bodies, such as the Central Coast Collaborative on Homelessness (C3H) and the Santa Maria/Santa Barbara CoC. In 2016, the County's Continuum of Care service received \$1.6 million in federal funding to help address homelessness.
Program 5.3: Housing Programs Outreach	Facilitate public outreach regarding the County's housing programs and housing opportunities, such as residential second units, farm employee dwellings, and permit streamlining. In addition, the County shall provide information on its	Ongoing	STATUS: ONGOING; KEY OBJECTIVE(S) COMPLETED. In 2016, County HCD's Local Affordable Housing Program held "Lunch and Learn" seminars in Santa Barbara and Santa Maria. The seminars were designed to educate County employees who may be future homebuyers on the available affordable units under County-restrictive covenants.

	<p>website and provide literature detailing the opportunities to develop housing which is affordable by design or with price restrictions.</p>		
<p>Program 5.4: Use Technology to Monitor Programs</p>	<p>Continue to utilize new technology and data to monitor and assess housing development and the affordability of housing. The County shall continue to develop more efficient housing tracking options in its Accela permit tracking system.</p> <p>The County will also provide support to federal, state, and regional authorities to successfully implement the 2020 U.S. Census, which will provide valuable information regarding population and housing for the 2024-2032 Housing Element.</p>	<p>Ongoing</p>	<p>STATUS: ONGOING. In addition to the Homeless Management Information System (HMIS), County HCD uses the Integrated Disbursement and Information System (IDIS) nationwide monitoring software platform to provide HUD with current information regarding current program activities in the county. Locally, the Planning and Development Department uses a permit database called ACCELA to track development progress in the county. County HCD also works in partnership with P&amp;D on planning for census tabulations, which ultimately assist the County in planning and enhancing eligibility for a variety of funding opportunities.</p>
<p>Program 1.7: Isla Vista Master Plan</p>	<p>The County shall revise, readopt, and resubmit the Isla Vista Master Plan (IVMP) to the California Coastal Commission for certification. The IVMP will promote workforce housing and contribute to the diversity and affordability of the housing stock in the county, adjacent to the county's largest employer, University of California Santa Barbara.</p>	<p>Summer 2015</p>	<p>STATUS: IN PROCESS. The Board of Supervisors adopted the IVMP in August 2007, which includes a form-based code and residential housing densities up to 45 units per acre. However, CCC staff raised concerns about coastal access parking and other aspects of the IVMP. In late 2015, staff prepared a revised IVMP to address these concerns. Shortly thereafter, the Board of Supervisors placed a measure (Measure E) on the November 2016 ballot to form the Isla Vista Community Services District (IVCSD).</p> <p>In March 2016, the Board of Supervisors held a public hearing and passed a motion to take no action on the revised IVMP. Some supervisors felt the form-based code and residential housing densities no longer reflected the community's vision. Some were also concerned about conflicts between the IVCSD and IVMP. The Board's motion included directives to further revise the IVMP.</p> <p>Given Measure E's potential impact on the IVMP, the Board of Supervisors did not fund further revisions to the IVMP. Instead, the Fiscal Year 2016-2017 budget included funds for community planning in Isla Vista, pending the outcome of Measure E.</p> <p>Voters approved Measure E to form the IVCSD. However, they did not pass a related measure (Measure F) for a utility tax to fund the IVCSD. Thus, no further work has occurred on the IVMP, and new development in Isla Vista</p>



			remains subject to existing County plans and zoning ordinances (e.g., Goleta Community Plan, Coastal Land Use Plan, Coastal Zoning Ordinance).
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# ANNUAL ELEMENT PROGRESS REPORT

## *Housing Element Implementation*

(CCR Title 25 §6202 )

**Jurisdiction**      SANTA BARBARA COUNTY

**Reporting Period**      01/01/2016      -      12/31/2016

**General Comments:**

## **ATTACHMENT 2**

Draft 2017-2018 Work Program (Long Range Planning Division)

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# **Proposed Fiscal Year (FY) 2017-2018 Long Range Planning Division Work Program (“Work Program”)**

## **Introduction**

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 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.

Staff presented their recommended Work Program to the Montecito Planning Commission on February 15, 2017, and County Planning Commission on February 22, 2017, and March 8, 2017. During the weeks of April 17, 2017, and June 12, 2017, the Board of Supervisors will consider staff’s recommended Work Program, along with the recommendations and comments that staff received during the preparation of the proposed Work Program. The Board of Supervisors will consider the Work Program as part of its consideration and adoption of the County budget for FY 2017-2018.

Staff’s proposed Work Program is set forth below, along with the recommendations and comments that staff has received to date regarding the proposed Work Program.

## **Staff-Recommended Required Services, Operations, and On-Going Projects**

Table 1 (below) summarizes the required services, operations, and projects with remaining work from the FY 2016-2017 Work Program, to be included in the FY 2017-2018 Work Program. These services, operations, and projects include grant funded projects, state-mandated projects funded by general fund contributions, and on-going projects funded by general fund contributions. Table 1 also provides the estimated full-time equivalent (FTE) staffing levels required to implement the services, operations, and projects. Attachment A sets forth a brief description of each on-going project listed in Table 1.

## **Staff-Recommended New Projects**

In addition to the on-going projects that are listed in Table 1, the Long Range Planning Division could undertake a number of new projects—assuming that existing staff levels are maintained and the Board of Supervisors adopts a final budget for the Planning and Development Department to fund the new projects. Based on the suggestions from a variety of sources, Long Range Planning Division staff is recommending that the Board of Supervisors include the projects listed in Table 2 (below) as part of the FY 2017-2018 Work Program. Attachment A sets forth a brief description of each new project listed in Table 2.

**Table 1 –FY 2017-2018 Required Services, Operations, and On-Going Projects**

<b>Services and Operations</b>	
<b>Required Services</b>	<b>FTEs</b>
Grant Research and Applications	
Agricultural Preserve Processing and Agricultural Preserve Advisory Committee Support	
Regional and Inter-Agency Coordination	
Technical Support to Other Departments	
Legislative Review	
General Plan Consistency Review	
Responsible Agency Review	
Capital Improvement Projects Conformity Review	
General Plan Annual Report	
Local Agency Formation Commission/Santa Barbara County Associate of Governments Review	
<b>Required Services Subtotal =</b>	<b>2.2</b>
<b>Operations</b>	<b>FTEs</b>
Budget Development and Implementation	
Public Information, Referrals, Website, and Outreach	
Staff Meetings and Training	
Evaluation and Performance Reviews	
Division Administration	
<b>Operations Subtotal =</b>	<b>2.5</b>
<b>On-Going Projects</b>	
<b>Comprehensive Plan and Community Plan Projects</b>	<b>FTEs</b>
Airport Land Use Plan Consistency Amendments	0.2
Coastal Resiliency	0.2
Eastern Goleta Valley Community Plan Habitat Mapping	0.2
Eastern Goleta Valley Community Plan Update	0.1
Energy and Climate Action Plan Implementation	0.5
Gaviota Coast Plan	0.2
Hollister Avenue - State Street Streetscape Improvements	0.2
Housing Element Program 1.16 – Design Residential Zone Modifications	0.1
Montecito Design Guidelines Phase II	0.2
Santa Claus Lane Beach Access and Street Improvements	0.6
<b>Comprehensive Plan and Community Plan Projects Subtotal =</b>	<b>2.5</b>
<b>Ordinance Amendments</b>	<b>FTEs</b>
Advanced Meter (Southern California Gas) Ordinance Amendments	0.1
Agriculture Tiered Permitting Project	0.6
Hoop Structure Ordinance Amendments	0.4
Short Term Rentals Ordinance Amendments	0.3
<b>Ordinance Amendments Subtotal =</b>	<b>1.4</b>
<b>Required Services, Operations, and On-Going Projects Total =</b>	
	<b>8.6</b>

**Table 2 – FY 2017-2018 Recommended New Projects**

<b>Mandated New Projects</b>	
Circulation Element Update	0.5
Zoning Ordinances Amendments to Implement Housing Density Bills of 2016*	0.4
<b>Mandated New Projects Subtotal =</b>	<b>0.9</b>
<b>Non-Mandated New Projects</b>	
Categorical Exclusion for Agricultural Development in the Coastal Zone	0.6
Eastern Goleta Valley Census Designation	0.1
Marijuana Regulations	0.8
<b>Non-Mandated New Projects Subtotal =</b>	<b>1.5</b>
<b>Recommended New Projects Total =</b>	<b>2.4</b>

\*The housing density bills consist of Assembly Bills 1934, 2442, 2501, and 2556 that were signed into law in 2016.

**Staff-Recommended Potential New Projects**

Table 3 (below) lists potential new projects that the Board of Supervisors could include in: subsequent FY work programs; or the FY 2017-2018 Work Program, provided that the Board of Supervisors adjusts the recommended projects set forth in Tables 1 and 2 (above). The list of new projects is based on suggestions from a variety of sources and projects are not listed in terms of priority.

**Table 3 – Staff-Recommended Potential New Projects**

<b>General Plan Amendments and Implementation Projects</b>	
<b>Mandated Projects</b>	<b>FTEs</b>
Safety Element: Climate Adaptation and Resiliency*	1.0
Environmental Justice Element**	1.0
<b>Mandated Projects Subtotal =</b>	<b>2.0</b>
<b>Non-Mandated Projects</b>	<b>FTEs</b>
Economic Development Element	1.0
Noise Element Update	1.3
Land Use Element Update	3.0
Open Space Element Update	2.7
Groundwater Policy Updates/Consistency Amendments	1.0
Climate Adaptation (Inland County)	1.0
Safety Element Update	0.5
Public Health Element/Public Health Policies	1.0
Los Alamos In-Lieu Parking Program	0.7
Santa Ynez and Los Olivos Parking/Circulation Plan	0.4
<b>Non-Mandated Projects Subtotal =</b>	<b>12.6</b>
<b>Ordinance Amendments</b>	
Sign Ordinance	0.5
Outdoor Lighting Ordinance	0.5
<b>Ordinance Amendments Subtotal =</b>	<b>1.0</b>
<b>Total Potential New Projects =</b>	<b>15.6</b>

\*Pursuant to Government Code § 65302(g)(4), Santa Barbara County must update the Safety Element to address climate adaptation and resiliency strategies, upon the next revision of the local hazard mitigation plan.

\*\*Pursuant to Government Code § 65302(h), Santa Barbara County must adopt an environmental justice element when it amends two or more general plan elements concurrently, on or after January 1, 2018.

## **County Planning Commission Hearings and Recommendations for the Work Program**

After receiving a staff report and public testimony on the Work Program at its February 22, 2017, and March 8, 2017, hearings, the County Planning Commission recommended that the Board of Supervisors adopt the staff-recommended Work Program, subject to the following considerations:

- Consider as part of the Circulation Element Update project, a new public road connection at the east side of the Union Valley Parkway and U.S. 101 interchange.
- Add the development of a Lompoc Valley community plan to the list of potential new projects.
- The Board of Supervisors should prioritize the Outdoor Lighting Ordinance project, and consider adding it to the FY 2017-2018 Work Program.
- The Board of Supervisors should consider adding a new project to the Work Program that involves rezoning lands with a Shopping Center (SC) zoning designation to a commercial zoning designation.

Speakers at the February 22, 2017, and March 8, 2017, County Planning Commission hearings, as well as individuals who submitted comment letters for the County Planning Commission's consideration, requested the following:

- The Board of Supervisors should consider adding a new project that involves the development of a community plan for Cuyama.
- The Board of Supervisors should consider expanding the incentive dwelling unit program that is set forth in the Gaviota Coast Plan, and add it as a project to the Work Program.
- The Board of Supervisors should add the Montecito Tree Protection Ordinance project to the Work Program.
- The Board of Supervisors should consider adding a project to the Work Program that involves a carrying capacity study for the Gaviota Coast.
- The Board of Supervisors should consider adding a new project to the Work Program that involves rezoning lands with a Shopping Center (SC) zoning designation to a commercial zoning designation that allows parking lots as a principal use of property.
- One speaker stated that the speaker supported the Agricultural Advisory Committee's recommendations (stated below), and also encouraged the Board of Supervisors to support projects that involve alternative uses of agricultural lands (e.g., agritourism).



### **Montecito Planning Commission Hearing and Recommendations for the Work Program**

After receiving a staff report and public testimony on the Work Program at its February 15, 2017, hearing, the Montecito Planning Commission recommended that the Board of Supervisors adopt the staff-recommended Work Program, subject to the following considerations:

- The Board of Supervisors should prioritize macro issues (e.g., water) over micro issues (e.g., a parking study), when considering the projects that should be included in the Work Program.
- The Montecito Historic Resources Ordinance and Montecito Tree Protection Standards projects should be added to the list of potential future projects of the Work Program.
- If the remaining work on the Montecito Design Guidelines Phase II project is not completed by the end of FY 2016-2017, the Board of Supervisors should allocate the necessary funds to complete this project in FY 2017-2018.
- The Board of Supervisors should consider adding a project to the Work Program that involves a carrying capacity study for the County.

Speakers at the February 15, 2017, Montecito Planning Commission hearing, as well as individuals who submitted comment letters for the Montecito Planning Commission's consideration, also requested the Board of Supervisors to add the Montecito Tree Protection Standards project to the Work Program, and prioritize completion of the Montecito Design Guidelines Phase II project if staff does not complete it in FY 2016-2017.

### **Agricultural Advisory Committee's Recommendations for the Work Program**

At its meeting on March 1, 2017, the Agricultural Advisory Committee considered the staff-recommended Work Program, and encouraged the County Planning Commission to recommend that the Board of Supervisors include the following projects in the Work Program:

- Categorical Exclusions for agricultural development in the Coastal Zone
- ordinance amendments to allow second residential units on Agricultural II (AG-II)-designated lands
- a streamlined permit process for farmworker housing

Attachment A – Long Range Planning Division Fiscal Year (FY) 2017-2018 Work Program Project Descriptions

## **Attachment A – Long Range Planning Division Fiscal Year (FY) 2017-2018 Work Program Project Descriptions**

### **I. On-Going Projects**

Table 1 lists the on-going Long Range Planning Division projects from the Fiscal Year (FY) 2016-2017 work program that staff is recommending to be included in the FY 2017-2018 work program. The following provides a brief description of each recommended, on-going project.

#### ***A. Comprehensive Plan and Community Plan Projects***

##### **1. Airport Land Use Plan Consistency Amendments**

The Santa Barbara County Association of Governments (SBCAG) is preparing comprehensive amendments to the Airport Land Use Plan (ALUP). SBCAG's update of the ALUP will include revised information for the six airports in Santa Barbara County, including Santa Barbara, Santa Maria, Lompoc, Santa Ynez, and New Cuyama Airports, as well as Vandenberg Air Force Base. Updated information will reflect four major plan areas, including noise, safety, airspace protection, and overflight with specific land use compatibility criteria. SBCAG will serve as the lead agency for environmental review of the ALUP, which will be utilized by the County for CEQA compliance of the Comprehensive Plan amendments.

Government Code §§ 65302.3(a) and -(b) require: (1) the ALUP to be consistent with the Comprehensive Plan; and (2) within 180 days (6 months) of adoption by SBCAG of the ALUP, the county to amend the Comprehensive Plan to achieve consistency with the ALUP. This project would amend the Comprehensive Plan and Land Use and Development Code to achieve consistency with the ALUP.

Project initiation is contingent upon SBCAG's completion of environmental review, which could occur in either FY 2017-2018 or FY 2018-2019 depending on the type of environmental document that is required for the project.

##### **2. Coastal Resiliency**

This grant-funded project involves collaboration with the University of California, Santa Barbara and the cities of Carpinteria, Santa Barbara, and Goleta to model sea level rise and potential associated hazards from coastal erosion and coastal flooding. Staff used the modeling results to develop a Coastal Hazard Vulnerability Assessment, and is currently using the modeling results and Coastal Hazard Vulnerability Assessment to develop policies and programs that mitigate impacts from coastal hazards. Staff provided draft Local Coastal Program policies to Coastal Commission staff for review. Depending (in part) on Coastal Commission staff's feedback on the draft Local Coastal Program policies, staff intends to complete the tasks (e.g., public outreach and Planning Commissions hearings) in order to present the Coastal Hazard Vulnerability Assessment

and policies and programs to the Board of Supervisors for consideration during FY 2017-2018.

### **3. Eastern Goleta Valley Community Plan (EGVCP) Habitat Mapping**

The EGVCP Focused Environmentally Sensitive Habitat/Resource Conservation (ESH/RC) Overlay Mapping project will update the ESH/RC Overlay Map within the Rural Area of the EGVCP plan area. The project would implement, in part, Action ECO-EGV-5A, adopted as part of the EGVCP on October 20, 2015, which states: "...maps of ESH/RC overlay areas shall be studied and updated to reflect the current extent of known biological resources/habitat areas..."

The maps will show chaparral habitats and Environmentally Sensitive Habitats based on existing inventories, 2015 aerial photography, and limited fieldwork. The 2015 aerial photography will be used to refine the boundaries of existing mapped habitats. Field work will be limited to validating mapping updates. The updated map will provide an enhanced tool for the implementation and enforcement of the new ESH policies, development standards, and ESH/RC Overlay regulations adopted as part of the EGVCP.

A consultant will prepare the maps in Spring 2017. Staff will conduct community outreach in Summer 2017 and present the maps to decision-makers during FY 2017-2018.

### **4. EGVCP Update**

On October 20, 2015, the Board of Supervisors adopted the EGVCP, which updated and expanded the 1993 Goleta Community Plan for Eastern Goleta Valley. The EGVCP is in effect in the inland area but will not go into effect in the Coastal Zone until the California Coastal Commission certifies the portion of the EGVCP that applies to the Coastal Zone. On December 22, 2015, the County submitted the EGVCP and related Coastal Zoning Ordinance amendments to California Coastal Commission staff. On May 5, 2016, California Coastal Commission staff determined that the County's submittal to be legally adequate. California Coastal Commission staff expects that the California Coastal Commission will consider the plan and zoning ordinance amendments in June 2017. The remaining work effort for this project will involve: (1) litigation support to County Counsel; and (2) coordination with Coastal Commission staff with regard to the certification of the plan, and presenting any Coastal Commission-recommended modifications to the Board of Supervisors for final approval.

### **5. Energy and Climate Action Plan (ECAP) Implementation**

In June 2015, the Board of Supervisors adopted the County's Energy and Climate Action Plan (ECAP) and appropriated funds to the Community Services Department, Planning and Development Department, and other county departments, to implement the plan. The ECAP includes a baseline greenhouse gas (GHG) emissions inventory, a forecast of

emissions to 2020 and 2035, a GHG reduction target of 15 percent below baseline emissions by 2020, a set of nearly 50 emission reduction measures designed to meet the reduction target, and a methodology for tracking and reporting emissions.

Long Range Planning Division staff will retain a consultant to conduct an emissions inventory in 2017, in order to complete an update to the ECAP by no later than 2018, pursuant to current ECAP requirements (ECAP, § 6-2).

## **6. Gaviota Coast Plan**

The Board of Supervisors adopted the Gaviota Coast Plan on November 8, 2016. The Gaviota Coast Plan sets forth land use policies for the Gaviota Coast that reflect community values, trends, and conditions, and are intended to protect Gaviota's unique characteristics and rural integrity. The plan addresses a number of unique land use issues involving agricultural stewardship and sustainability, biological resources, design standards, public access, and scenic resources. In December 2016, Long Range Planning Division staff submitted the plan to Coastal Commission staff to begin the Coastal Commission certification process.

The remaining work effort for this project will involve: (1) providing litigation support to County Counsel; and (2) coordination with Coastal Commission staff with regard to the certification of the plan, and presenting any Coastal Commission-recommended modifications to the plan to the Board of Supervisors for final approval.

## **7. Hollister Avenue – State Street Streetscape Improvements**

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 to the west and State Route 154 to the east. This project implements several objectives in the EGVCP, which aim 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 Eastern Goleta Valley. It will release a draft environmental impact report for the proposed improvements in 2018.

The Long Range Planning Division is responsible for producing a streetscape improvements plan addressing lighting, seating, landscaping, transit structures, bike racks, public art, signage, hardscape, and other public streetscape improvements. The Long Range Planning Division has developed draft design concepts and standards, in close coordination with the Public Works Department. It expects to present conceptual plans to the public in Spring 2017 and present a formal streetscape improvements plan to the Planning Commission and Board of Supervisors in Summer/Fall 2017.

## **8. Housing Element Program 1.16 -- Design Residential Zone Modifications**

The 2015-2023 Housing Element Update contains 37 programs with separate timeframes to help meet the housing goals and needs of the unincorporated county. Program 1.16 is designed to create incentives for new affordable, special needs, and senior housing. In 2016, staff completed stakeholder outreach, prepared draft ordinance amendments, and presented the draft ordinance amendments to the Planning Commission and Board of Supervisors. The Board of Supervisors adopted the ordinance amendments in September 2016.

In December 2016, the County submitted the amendments to Coastal Commission staff. The remaining work effort for this project will involve coordination with Coastal Commission staff with regard to the certification of the amendments, and presenting any Coastal Commission-recommended modifications to the Board of Supervisors for final approval.

## **9. Montecito Architectural Guidelines and Development Standards Limited Update, Phase II**

This project will address community concerns regarding detached accessory structures within Montecito. Specifically, staff is investigating the need for further guidelines to limit the size and number of detached accessory structures on residential properties. Staff began initial research and data collection in 2016. Staff also prepared a community outreach program and regulatory options. Staff anticipates presenting proposed recommendations and guidelines to the Montecito Board of Architectural Review, Montecito Planning Commission, and Board of Supervisors in Summer 2017. Assuming that the Board of Supervisors approves amendments to the guidelines, the amendments will be presented to Coastal Commission staff for certification.

## **10. Santa Claus Lane Beach Access and Street Improvements**

This multi-year project consists of master planning for streetscape improvements, beach access, and public parking for an approximately one-half mile segment of frontage road and beach located between Summerland and Carpinteria (Santa Claus Lane). The project includes an at-grade pedestrian rail crossing to provide safe access to Padaro Beach, one of the County's most popular beaches. The Planning and Development Department is responsible for preliminary streetscape improvement plans, environmental review, and permitting. The Public Works Department is responsible for preparing construction plans. The project enjoys broad support from local businesspersons, residents, and beachgoers.

In 2017, the Long Range Planning Division will: continue public outreach; complete environmental review for streetscape improvements; and process a Coastal Development Permit for the rail crossing and streetscape improvements. These activities will be based on the Public Works Department's 65 percent construction plans for streetscape improvements, which the Public Works Department intends to complete in early 2017.

## ***B. Ordinance Amendments***

### **1. Advanced Meter [Southern California Gas (SCG)] Ordinance Amendments**

The Santa Barbara County Land Use and Development Code (LUDC) regulates how the county permits telecommunication facilities. SCG is proposing to install new facilities which qualify as telecommunications facilities, in support of its Advanced Metering Program. Rather than apply for permits, SCG is seeking approval of an ordinance amendment to the Santa Barbara County LUDC and Montecito LUDC to exempt the SCG facilities from any discretionary permit requirement. Using SCG funds, the County has hired a consultant to draft the amendment and prepare the environmental documents for this project, pursuant to the requirements of the California Environmental Quality Act (CEQA). As of December 2016, staff was working with SCG and the consultant to develop the project description and assess existing environmental conditions. In January 2016, SCG requested the consultant and staff to cease processing this project until further notice from SCG; however, SCG did not formally withdraw SCG's application and this project will be included in the Long Range Planning Division FY 2017-2018 Work Program to complete the remaining work on the project.

### **2. Agriculture Tiered Permitting Project (formerly known as “Agricultural Permit Streamlining Project” in the FY 2016-2017 Work Program)**

This project involves the development of zoning ordinance amendments to create a revised zoning permit structure for certain agricultural uses and allow compatible new uses which support and encourage the continuation of local agricultural operations on agricultural lands. The agricultural tiered permit structure may identify certain agricultural development that will be exempt from permitting requirements, and may allow landowners to develop small-scale uses with an over-the-counter or other type of staff-issued permit. The project will evaluate agricultural tiered permit concepts developed as part of the draft Gaviota Coast Plan and consider their appropriateness countywide.

Long Range Planning Division staff will: begin public outreach in Spring 2017; conduct environmental review and decision-maker hearings in FY 2017-2018; and complete the Coastal Commission certification process in FY 2018-2019.

### **3. Hoop Structures Ordinance Amendments**

On February 9, 2016, the Board of Supervisors considered options to exempt hoop structures from building code and zoning ordinance permitting requirements. The Board of Supervisors directed staff to return to the Board of Supervisors with building code amendments and consider/include corresponding zoning ordinance amendments in the Annual Work Program. On April 19, 2016, the Board of Supervisors adopted amendments to the Building Code to increase the maximum allowable height of hoop structures from 12 feet to 20 feet. This project involves the development of the

corresponding zoning ordinance amendments to expressly allow hoop structures up to 20 feet, as well.

Long Range Planning Division staff will begin public outreach in Spring 2017, and conduct environmental review and decision-maker hearings in FY 2017-2018.

#### **4. Short Term Rentals (STRs) Ordinance Amendments**

In Summer 2015, the Board of Supervisors directed Planning and Development Department staff to develop new zoning ordinance regulations concerning the use of STRs.

On December 6, 2016, Long Range Planning Division staff presented the Planning Commissions' recommended ordinance amendments to the Board of Supervisors and, in response, the Board of Supervisors directed staff to return to the Board of Supervisors with additional information in 2017. Staff intends to present the information to the Board in May 2017, at which time staff will likely receive further direction from the Board of Supervisors regarding the scope of the project and remaining work effort. Although it is unclear at this time specifically what additional work effort will be involved, staff anticipates additional work will occur in FY 2017-2018 involving the development of regulatory options for the Board of Supervisors' consideration.

## **II. Recommended New Projects**

Table 2 lists staff's recommended new projects to be included in the FY 2017-2018 work program. The following provides a brief description of each recommended, new project.

### ***A. Mandated New Projects***

#### **1. Circulation Element Update**

This project involves a comprehensive update to the Circulation Element (i.e., one of the seven state-mandated Comprehensive Plan elements, which was adopted in 1980). The update will involve: a thorough review of current state law; updating the Circulation Element with regard to current traffic information and roadway requirements; and integrating new state requirements into the Circulation Element which seek to reduce greenhouse gas emissions from vehicles, facilitate multi-modal transportation, and create complete streets to reduce reliance on the automobile as the primary form of transportation. Another component of this project involves the development of environmental thresholds to address vehicle miles traveled (VMT), contingent on the Office of Planning and Research's completion of the rulemaking procedures for new VMT environmental thresholds that will be included in the State CEQA Guidelines.

Long Range Planning Division staff intends to conduct the initial research, scoping meetings, and public outreach, as well as commence with environmental review, for this

project during FY 2017-2018, and complete the environmental review, decision-maker hearings, and Coastal Commission certification process in FY 2018-2019.

## **2. Zoning Ordinances Amendments to Implement Housing Density Bills of 2016**

During the 2016 legislative session, the Governor signed into law Assembly Bills (AB) 1934, 2442, 2501, and 2556,<sup>1</sup> which became effective on January 1, 2017. These laws create new incentives and specific procedural requirements for the creation of affordable housing for very low and low income households, senior citizens, transitional foster youth, disabled veterans, and homeless persons. These laws allow up to 35% higher density and other development incentives (e.g., reductions in parking requirements and increases in maximum floor area ratio regulations) for projects that include a certain minimum amount of housing for these target populations. These laws also relax certain procedural requirements and change the findings of approval for certain affordable housing projects that provide a minimum amount affordable housing.

Although these laws are currently in effect, the Santa Barbara County zoning ordinances predate and do not reflect the requirements of these laws. Long Range Planning Division staff is proposing to amend the zoning ordinances to be consistent with these laws, in order to provide greater clarity regarding the regulations that apply to affordable housing projects.

### ***B. Non-Mandated New Projects***

#### **1. Categorical Exclusion for Agricultural Development in the Coastal Zone**

During the development of the Gaviota Coast Plan, a number of property owners expressed interest in pursuing a Categorical Exclusion from the Coastal Commission, in order to remove the requirement for a Coastal Development Permit for certain agricultural development. As a result, the Gaviota Coast Plan included Action AG-7 (Categorical Exclusion) which states that the county should pursue such a Categorical Exclusion.

Consistent with Action AG-7, the Long Range Planning Division will work with stakeholders to develop an application for a Categorical Exclusion for certain agricultural development. Staff would research the appropriateness of a Categorical Exclusion that would apply not only to agricultural development located along the Gaviota Coast, but throughout the Coastal Zone, as well. This project would involve research, outreach, environmental review, and decision-maker hearings during FY 2017-2018, followed by Coastal Commission certification tasks in FY 2018-2019. Although the two projects are distinct, there are a number of similarities between this project and the Agricultural

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<sup>1</sup> AB 1934, 2442, 2501, and 2556 of the 2016 legislative session are codified in Government Code §§ 65915.7, 65915(b)(1)(E), 65915(f)(3)(B), 65915(a)(2), 65915(a)(3), 65915(k), 65915(q), and 65915(c)(3)(B) et seq.



Tiered Permitting Project (described above). Staff would explore methods to consolidate the work efforts of these two projects, to the extent possible.

## **2. Eastern Goleta Valley Census Designation**

This project involves the preparation of an application to designate Eastern Goleta Valley as a Census Designated Place prior to the next decennial census. Census Designated Place's are concentrations of population that the United States Census Bureau identifies for statistical purposes. They are delineated for each decennial census as the statistical counterparts of incorporated places. Establishing and revising these boundaries can occur during each census cycle. A key benefit of the designation is that the Census Bureau would collect survey data specific to the area, including detailed population data, economic statistics of businesses, and population commuting data that can be used for planning purposes (e.g., Housing Element updates).

This project would involve the preparation and submittal of the Census Designated Place application to the U.S. Census Bureau prior to the initiation of the 2020 Census, followed by the creation of a sign program to identify the Eastern Goleta Valley after formal designation.

## **3. Marijuana Regulations**

The adoption of Proposition 64 in November 2016 legalized the cultivation, distribution, sale, and use of recreational marijuana. In 2018, the state will initiate a licensing program for the commercial cultivation and sales of recreational marijuana. Furthermore, county staff has received a number of complaints and expended substantial time enforcing the current regulations that apply to the cultivation of medical marijuana—particularly with regard to land use incompatibilities (e.g., odor complaints). Currently, medical marijuana dispensaries are prohibited, cultivation for personal use is permissible (under certain conditions), and cultivation for non-personal use is allowed only at sites that existed legally as of January 19, 2016. Also, currently the cultivation of recreational marijuana is restricted to personal use only (under certain conditions); commercial cultivation and dispensaries of recreational marijuana are prohibited.

On February 14, 2017, the Board of Supervisors directed staff to (1) create a registry of those who currently operate, and those who are considering operating, marijuana-related activities within the unincorporated areas of the county; (2) draft an urgency ordinance to prohibit recreational-related marijuana activities during the time the county develops new recreational-related marijuana regulations; and (3) work with an ad hoc advisory committee consisting (in part) of Supervisors Lavagnino and Williams, to draft a permanent ordinance to regulate recreational-related marijuana activities. This project will involve the development of the urgency ordinance and permanent ordinance regarding recreational-related marijuana regulations.

## **ATTACHMENT 3**

Housing Successor Annual Report  
Low and Moderate Income Housing Asset Fund  
Fiscal Year 2015-2016

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**COUNTY OF SANTA BARBARA  
HOUSING SUCCESSOR ANNUAL REPORT  
LOW AND MODERATE INCOME HOUSING ASSET FUND  
FISCAL YEAR 2015-2016**

County Community Services Department January 2017

This Housing Successor Annual Report (Report) for the Low and Moderate Income Housing Asset Fund (LMIHAF) has been prepared pursuant to California Health and Safety Code Section 34176.1(f). The purpose of this Report is to provide the governing body of the Housing Successor an annual report on the housing assets and activities of the County of Santa Barbara acting as the Housing Successor of the former Redevelopment Agency of the County of Santa Barbara under Part 1.85, Division 24 of the California Health and Safety Code, in particular sections 34176 and 34176.1 (the Dissolution Law) for the period July 1, 2015 to June 30, 2016 (Fiscal Year).

The financial portion of the Report is based on the independent financial audit of the Low and Moderate Income Housing Asset Fund for Fiscal Year 2015-2016 as prepared by Brown Armstrong Accountancy as part of the audit for the County of Santa Barbara. The following Report conforms to Sections 1 through 13, of Section 34176.1(f) of the Dissolution Law:

- 1) **Amount Received:** Amount the county received pursuant to subparagraph (A) of paragraph (3) of subdivision (b) of Section 34191.4.

The County of Santa Barbara received no monies.

- 2) **Amount Deposited into LMIHAF:** Total amount of funds deposited into the LMIHAF during the previous fiscal year. Any amounts deposited for items listed on the Recognized Obligation Payment Schedule (ROPS) must be distinguished from the other amounts deposited.

<b>Amount Deposited in LMIHAF</b>	
Loan Payment Principal	13,186
Loan Payment Interest	41,405
Other Revenue	12,573
<b>Sub-Total Revenue</b>	<b>67,164</b>
Deposits Received for the Payment of ROPS Enforceable Obligations	-
<b>Total LMIHAF Deposits 07/01/15 to 06/30/16</b>	<b>67,164</b>

- 3) **Ending Balance of LMIHAF:** Statement of the balance in the LMIHAF as of the close of the fiscal year. Any amounts deposited for items listed on the ROPS must be distinguished from the other amounts deposited.

<b>Fund Balance</b>	
Fund Balance 06/30/2016	1,881,475
Funds Reserved for ROPS Obligations	-
<b>Total Fund Balance 06/30/16</b>	<b>1,881,475</b>

- 4) **Statutory Value of Assets Owned by Housing Successor:** The statutory value of real property owned by the Housing Successor, the value of loans and grants receivables, and the sum of these two amounts.

Under the Dissolution Law and for purposes of this Report, the “statutory value of real property” means the value of properties formerly held by the former redevelopment agency prior to 2/1/2012 as listed on the housing asset transfer schedule approved by the Department of Finance (DOF) and the purchase price of properties purchased by the Housing Successor after 2/1/2012.

The Successor Agency, as of June 30, 2016, has no property held.

- 5) **Description of Expenditures from LMIHAF:** Description of the expenditures made from the LMIHAF during the fiscal year by category.

<b>Expenditures</b>	
Monitoring/Preserving Existing Affordable Housing & Administration	1,184
<b>Total LMIHAF Expenditures 07/01/15 to 06/30/16</b>	<b>1,184</b>
Cap on Administration Expenditures (2% of Statutory Value of Assets or \$200,000 whichever is greater)	225,493

- 6) **Description of Transfers:** Description of transfers, if any, to another housing successor agency made in previous fiscal year(s), including whether the funds are unencumbered and the status of projects, if any, for which the transferred LMIHAF will be used.

The Housing Successor did not make any LMIHAF transfers to other housing successor(s) under Section 34176.1(c)(2) during the fiscal year.

- 7) **Project Descriptions:** Description of any project for which the Housing Successor receives or holds property tax revenue pursuant to the ROPS and the status of that project.

During the fiscal year, the Housing Successor did not make any LMIHAF transfers to other Housing Successor(s) under Section 34176.1(c) (2). Therefore, no project descriptions are provided.

- 8) **Status of Compliance with Section 33334.16:** For real property acquired by the former redevelopment agency prior to February 1, 2012, a status on compliance dates for the intended purpose for which it was acquired within 5 years after the DOF approved the property on the housing asset transfer list. For real property acquired on or after February 1, 2012, this section provides a status update on the project.

Address	Date Acquired	DOF Transfer Approved	Deadline to Initiate Activity	Status
761 Camino Pescadero	9/15/10	8/29/12	9/15/10	Property sold on 11/27/13
<b>Properties Acquired after 2/1/12</b>				
None				

All properties acquired prior to February 1, 2012 have been transferred and are in compliance with the deadlines pursuant Section 33334.16. No new properties have been acquired after February 1, 2012.

- 9) **Description of Outstanding Obligations under Section 33413:** Describes the outstanding inclusionary and replacement housing obligations, if any, under Section 33413 that remained outstanding prior to dissolution of the former redevelopment agency as of February 1, 2012, along with the Housing Successor's progress in meeting those prior obligations, if any, of the former redevelopment agency and how the Housing Successor plans to meet unmet obligations, if any.

Replacement Housing: There are no other replacement housing obligations.

Inclusionary/Production: As stated in the 2010-2014 Implementation Plan, all inclusionary/production housing obligations were met prior to the establishment of the Housing Successor.

- 10) **Income Targeting:** Description of LMIHAF expenditures by income restriction for a five year period, beginning January 1, 2014 and whether the statutory thresholds have been met.

Development of housing funded by the LMIHAF must be affordable to and occupied by households earning 80% or less of the Area Median Income (AMI). Therefore, no expenditure descriptions are provided.

- 11) **Senior Housing:** Percentage of deed-restricted senior rental housing units assisted individually or jointly by the Housing Successor, its former redevelopment Agency, and its host jurisdiction within the previous 10 years in relation to the aggregate number of units of all deed-restricted rental housing assisted within the same time period cannot exceed 50%.

No deed-restricted Senior Housing Units were assisted by the former redevelopment agency, the County of Santa Barbara or the Housing Successor within the last ten years.

- 12) **Excess Surplus:** This section provides the amount of excess surplus in the LMIHAF, if any, the length of time that the Housing Successor has had excess surplus, and the Housing Successor's plan for eliminating the excess surplus.

As reported in the September 27, 2012 independent financial audit of the Low and Moderate Income Housing Asset Fund as prepared by Brown Armstrong Accountancy, all excess surpluses were sent to the County and distributed to the original taxing entities.

13) **Inventory of Homeownership Units:** An inventory of homeownership units assisted by the former redevelopment agency, the County of Santa Barbara or the Housing Successor that are subject to covenants or restrictions or to an adopted program that protects the former redevelopment agency's investment of monies from the Low and Moderate Income Housing Fund pursuant to subdivision (f) of Section 33334.3.

No Homeownership Units were assisted by the former redevelopment agency, the County of Santa Barbara or the Housing Successor.