

**County of Santa Barbara
2018 Comprehensive Plan Annual Progress Report**



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County of Santa Barbara 2018 Comprehensive Plan Annual Progress Report

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1. Purpose of the Annual Progress Report

In accordance with Government Code Section 65400, the County of Santa Barbara (County) Planning and Development Department (P&D) prepared this annual progress report for the Montecito Planning Commission (MPC), County Planning Commission (CPC), Board of Supervisors (Board), Governor's Office of Planning and Research (OPR), and California Department of Housing and Community Development (HCD). This report describes the status of the County's general plan (Comprehensive Plan), including the 2015-2023 Housing Element Update, and the County's progress in implementing the plan from January 1 through December 31, 2018. 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 the county.

Government Code Section 65400(a)(2)(B) requires the use of tables prepared by HCD to present various types of housing data in this annual progress report. On January 17, 2019, HCD released new housing data tables, which the County used for the *2018 Comprehensive Plan Annual Progress Report*. Attachment 1 contains these tables.

The MPC and CPC conducted public hearings to review and receive public comments on this report on February 20 and February 27, 2019, respectively. The Board will receive and file the report at a public hearing on March 19, 2019, where the public will have an additional opportunity to comment on the report.

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

LRP prepares an annual (fiscal year) work program that outlines ongoing and proposed programs and projects designed to update, improve, and otherwise implement the Comprehensive Plan for the fiscal year (July 1 through June 30). This annual progress report summarizes programs and projects from the second half of the previous Fiscal Year 2017-2018 Work Program and the first half of the current Fiscal Year 2018-2019 Work Program.

Table 1 Santa Barbara County Comprehensive Plan Elements			
Mandatory Elements	Year Adopted	Last Comprehensive Update¹	Last Amendment²
Circulation Element	1980	In Progress	2014
Coastal Land Use Plan	1982	N/A	2018
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	In Progress	2015
Optional Elements			
Agricultural Element	1991	N/A	N/A
Energy Element	1994	N/A	2015
Environmental Resource Management Element	1980	N/A	1991
Hazardous Waste Element	1990	N/A	N/A
Scenic Highways Element	1975	N/A	1991
Community Plans			
Eastern Goleta Valley	2015 – Inland 2017 – Coastal	N/A	2018
Gaviota Coast	2016 – Inland 2018 – Coastal	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 – Inland 2016 – Coastal
Toro Canyon	2002 – Inland 2004 – Coastal	N/A	N/A

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

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

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 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 MPC, CPC, and Board.

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, develop programs and policies that support the State's housing goals, and remove local regulatory barriers. State law required the County to update the 2009-2014 Housing Element by February 15, 2015. The County met this deadline; the Board adopted the 2015-2023 Housing Element Update on February 3, 2015. Please see Section 4, below, for more details.

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

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

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

3. Comprehensive Plan Amendments and Implementation Activities for 2018

P&D helps maintain and implement the Comprehensive Plan. The following subsections describe the programs and projects that P&D undertook in 2018, starting with Housing Element implementation projects. Subsequent subsections list projects that implement other elements of the Comprehensive Plan in alphabetical order.

Housing Element Implementation

The 2015-2023 Housing Element Update contains 37 programs with separate timeframes to help meet the housing goals and needs of the unincorporated areas of the county. In 2018, the County made significant progress implementing three of these programs and meeting its share of regional housing needs. The following paragraphs summarize these programs:

- Program 1.4 – Tools to Incentivize High-Quality Affordable Housing. Program 1.4 directs the County to “... adopt/apply ... land-use tools ... to encourage the development of unit types that are affordable by design ...” including accessory dwelling units (ADUs) and farm employee dwellings. In 2018, the County implemented this program through both the ADU Ordinance Amendments and the Agricultural Employee Dwelling (AED) Ordinance Amendments.

In 2017 and 2018, new State legislation amended Government Code Section 65852.2 and made it easier for homeowners to develop ADUs. Throughout 2017 and 2018, staff prepared draft zoning ordinance amendments to streamline the permit process for ADUs in compliance with State law. The Board adopted the proposed amendments in August 2018, and the amendments went into effect in the Inland Area in September 2018. The County also submitted the CZO amendment to the California Coastal Commission (CCC) for review and certification in September 2018. The CCC will consider certification of the amendment at a public hearing in 2019.

In 2018, the County also prepared zoning ordinance amendments to streamline the permit process for AEDs in the Agriculture I (AG-I) and Agriculture II (AG-II) zones in the unincorporated areas of the county. Please see Program 2.4 – Farmworker Housing, below, for more details.

- Program 1.13 – Isla Vista Monitoring. Program 1.13 directs the County to monitor housing development within the unincorporated community of Isla Vista. Accordingly, this annual progress report includes housing permit activity within Isla Vista from 2009 through 2018. Please see page 14 for additional information.
- Program 2.4 – Farmworker Housing. Program 2.4 directs the County to consider actions that further streamline the permit process for agricultural employee housing. From March to December 2018, staff developed zoning ordinance amendments to streamline the permit process for AEDs in the AG-I and AG-II zones in the unincorporated areas of the county. Specifically, these amendments (1) allow certain AEDs with a Zoning Clearance in the Inland Area and Coastal Development Permit in the Coastal Zone, (2) increase the number of employees allowed to occupy AEDs at each permit level, and (3) modify the AED employment/location requirements within certain zones and permit levels. The amendments

also clarify that AEDs may include certain mobile homes, manufactured homes, and park trailers that comply with State law.

The Board adopted the amendments in December 2018, which went into effect in the Inland Area in January 2019. Staff also submitted the CZO amendment to the CCC in December 2018, which the CCC will consider for certification in 2019.

Advanced Meter Zoning Ordinance Amendment

The LUDC and MLUDC consider advanced meter facilities for natural gas utilities to be telecommunication facilities and, therefore, subject to discretionary review and permitting requirements. The Southern California Gas Company (SoCalGas) is proposing new facilities to support its Advanced Meter Program. SoCalGas requested that the County process zoning ordinance amendments to create ministerial permit paths, or permit exemptions, for the data collection unit components of its planned advanced meter facilities. The County has hired a consultant to serve as adjunct staff to process the amendments. Staff expects to complete this project in late 2019.

Agricultural Tiered Permitting

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

The project will also incorporate streamlined permit procedures for general larger-scale development (i.e., increasing the thresholds to determine when buildings and structures would require a Development Plan permit on agricultural-zoned lands) in the Coastal Zone. The County has already incorporated these amendments into the LUDC countywide and into the CZO for the Gaviota Coast Plan area. Staff expects to complete draft amendments and commence public outreach in spring 2019, and begin preparing a draft environmental impact report (EIR) in summer 2019.

Airport Land Use Plan Consistency Amendments

The Santa Barbara County Association of Governments (SBCAG) completed the draft Airport Land Use Compatibility Plan (ALUCP) in September 2012 and then put the project on hold. In 2017 and 2018, SBCAG worked with local airports to incorporate new operational data into the draft ALUCP. SBCAG published Phase I of the development displacement analysis in March 2018, which will form part of the basis for the draft ALUCP. SBCAG expects to release Phase II of the development displacement analysis in the winter 2019 and commence with environmental review shortly thereafter. SBCAG also plans to complete environmental review and adopt the ALUCP in winter 2019/2020. In accordance with Government Code Section 65302.3, the County must amend its Comprehensive Plan to be consistent with the ALUCP or adopt findings to overrule the ALUCP, within 180 days of the plan's adoption.

Cannabis Land Use Ordinance

On February 27, 2018, the Board adopted zoning ordinance amendments to establish zoning regulations regarding the personal use of cannabis and commercial cannabis activities. In November 2018, the CCC completed the certification process for the CZO amendments. These zoning regulations

complement a commercial cannabis business-licensing ordinance, which the Board adopted in May 2018, and Measure T2018, a commercial cannabis taxation measure that the voters approved in June 2018. Staff is currently implementing and enforcing the recently adopted regulations. In addition, on January 29, 2018, the Board directed staff to prepare amendments for the planning commissions' and Board's consideration, which would prohibit all cannabis cultivation on properties zoned AG-I-20, AG-I-10, and AG-I-5. Staff will commence with the preparation of these amendments in spring 2019 with the goal of conducting planning commissions' hearings in summer 2019 and Board hearings in fall/winter 2019.

Circulation Element Update

In 2018, the County initiated an update of the Circulation Element of the Comprehensive Plan. The update will strive for a balanced, multi-modal transportation network that meets the needs of all users of streets, roads, and highways for safe and convenient travel. Additionally, the update will focus on greenhouse gas emissions reduction.

Senate Bill (SB) 743 changes how public agencies measure transportation impacts under CEQA from using level of service (LOS) to using vehicle miles traveled (VMT). Lead agencies have until July 1, 2020, to develop VMT-based metrics and environmental thresholds for evaluating projects under CEQA. To implement SB 743, the County will need to determine appropriate VMT methodologies, thresholds, and feasible mitigation measures. In 2018, staff began researching the state-mandated requirements and travel demand models. In 2019, the County will select a transportation consultant to estimate baseline VMT for the unincorporated areas, prepare environmental thresholds, and evaluate effective mitigation measures for reducing VMT generated by proposed projects. Staff will use the results of the consultant's VMT analysis to help update the Circulation Element.

Coastal Resiliency Project

The Coastal Resiliency Project evaluates the impacts of sea level rise and related coastal hazards along the county's entire 110-mile long coastline. In 2018, the County amended its Local Coastal Program (LCP) to prepare for, mitigate, and respond to threats resulting from current and reasonably foreseeable future sea level rise and coastal hazards. Staff presented the LCP amendment to the MPC, CPC, and Board in 2018. The Board adopted the LCP amendment in December 2018. Staff expects the CCC will certify the project and LCP amendment in spring/summer 2019.

Eastern Goleta Valley Census Designation

The purpose of this project is to establish the Eastern Goleta Valley as a new Census Designated Place. In 2018, the County submitted the Eastern Goleta Valley Community Plan (EGVCP) boundary GIS files to the U.S. Census Bureau, Los Angeles branch. The U.S. Census Bureau will consider this preliminary information as part of the Participant Statistical Areas Program (PSAP) in order to establish a new Census Designated Place. In January 2019, the U.S. Census Bureau will send materials (including the EGVCP boundary) to SBCAG. As the local PSAP coordinator, SBCAG will provide input on proposed statistical boundary changes. Staff will continue to coordinate with SBCAG and the U.S. Census Bureau during this phase. Staff anticipates the U.S. Census Bureau will inform the County of their determination prior to release of a draft 2020 PSAP plan in January 2020.

Eastern Goleta Valley Environmentally Sensitive Habitat Mapping

Action ECO-EGV-5A of the EGVCP requires the County to study and update the plan’s Environmentally Sensitive Habitat/Riparian Corridor (ESH/RC) Overlay Map to reflect the current extent of known biological resources and habitat areas in the foothills above Eastern Goleta Valley. In 2017, staff selected a consultant to prepare vegetation mapping and a draft update of the ESH/RC map. The consultant used existing vegetation, 2015 aerial photography, and limited fieldwork to update the environmentally sensitive habitats and riparian corridors for the Inland Area portion of the EGVCP area. Staff conducted community outreach in winter 2017/2018, and presented the map and accompanying EGVCP amendment to the CPC in May 2018. The Board adopted the revised map in August 2018, which is now in effect.

Energy and Climate Action Plan (ECAP) Implementation

In 2018, the County continued implementing its 2015 ECAP. Throughout the year, staff collected data to track the County’s progress implementing the ECAP. In June, 2018, the Long Range Planning Division completed the *2016 Greenhouse Gas Emissions Inventory Update and Forecast*. In December, 2018, the Community Services Department, Sustainability Division (Sustainability Division) presented the results of this update and inventory to the Board of Supervisors in a public hearing. At that hearing, the Board of Supervisors directed staff to (1) update the ECAP to achieve a new greenhouse gas (GHG) reduction target of 50% below 1990 baseline emission levels by the year 2030, and (2) employ a regional approach to addressing climate change as part of the update.

Notable greenhouse gas emissions reduction efforts included the initiation of a solar energy project (Cuyama Solar Project), implementation of a resource recovery project (Tajiguas Landfill Resource Recovery), completion of bike paths (San Jose Creek Bike Path and Goleta Beach Bridge), and continued work on a feasibility study for a “community choice energy” electric utility. The County also continued community outreach regarding residential and commercial energy efficiency programs.

Gaviota Coast Plan

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

The Board adopted the Gaviota Coast Plan on November 8, 2016, and staff submitted the plan and CZO amendment to the CCC in December 2016 for review and certification. In November 2018, the CCC granted final certification with modifications for the Coastal Zone. Thus, the Gaviota Coast Plan is now in effect in both the Inland Area and Coastal Zone.

Hollister Avenue – State Street Streetscape Improvement Project

LRP and the Public Works Department are working together to improve the roadway and streetscape on Hollister Avenue – State Street, a “gateway” corridor between the city of Santa Barbara and Eastern Goleta Valley. Action TC-EGV-1E of the EGVCP directs the County to enhance circulation of this corridor through multimodal improvements and streetscape planning. The project also includes

“complete streets design,” which, in part, aims to encourage a mix of commercial and residential uses, including multiple-family units, live/work units, and studios.

The Public Works Department is designing roadway and circulation improvements, and LRP is producing a conceptual streetscape improvements plan to address landscaping, transit structures, bike lanes, sidewalks, and other streetscape improvements.

In 2017 and 2018, LRP further developed the draft Conceptual Streetscape Improvements Plan and draft Design Guidelines. In 2019, the Public Works Department expects to release a Draft EIR/Environmental Assessment for the project and LRP expects to complete and release the final Design Guidelines and Streetscape Improvement Plans.

Hoop Structures Ordinance Amendment Project

The Hoop Structures Ordinance Amendment project will amend the LUDC to address the permit requirements for hoop structures and shade structures on agriculturally zoned lands in the Inland Area. The amendment will create a permit exemption for hoop structures and shade structures that are located in agricultural zones and less than 20 feet in height, and establish a development plan requirement for hoop structures and shade structures taller than 20 feet. Between May 2018 and January 2019, staff prepared an EIR and presented it to the CPC at several public hearings. Staff anticipates the Board will consider the proposed ordinance amendment on March 12, 2019.

Montecito Architectural Guidelines and Development Standards Limited Update, Phase II

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

In 2017, staff drafted the *Guidelines* and zoning ordinance amendments and conducted public outreach, including four hearings with the Montecito Board of Architectural Review (MBAR) and two hearings with the MPC. The Board adopted the proposed amendments in February 2018, and staff submitted the adopted *Guidelines* and CZO amendments to the CCC for review and certification. The CCC certified the amendments in November 2018. The amendments are now in effect in both the Inland Area and Coastal Zone portions of the Montecito Plan Area.

Safety Element Update

In 2018, the Board directed staff to update the Seismic Safety and Safety Element (Safety Element) of the Comprehensive Plan. Planned updates are driven, in part, by State legislation (e.g. SB 379, SB 1035), updates to Government Code Section 65302(g), and comments and recommendations received previously from the State Board of Forestry on the County’s Safety Element.

In 2018, staff developed a work program and began researching update requirements, data needs, and legislative requirements. Staff also began to develop a scope for a Climate Change Vulnerability Assessment (CCVA) and Adaptation Plan (AP). The CCVA will set forth the effects that climate change will have on hazards such as flooding, wildfire, debris flows, coastal erosion, and sea level rise. Staff will evaluate these projected changes in hazards with respect to the County’s existing and

projected changes in its natural resources and built environment. The CCVA will inform revisions to the County's hazard maps and inform policy updates and implementation actions within the Safety Element. Public outreach, consultant procurement, and development of the CCVA and AP will occur in 2019. Staff expects to complete the update by 2021.

Santa Claus Lane Beach Access, Parking, and Street Improvements

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

In 2018, staff completed wetland mitigation studies, received approval for construction of the railroad crossing, presented conceptual restroom plans to the South Board of Architectural Review, and coordinated with the Local Agency Formation Commission (LAFCO) and the local sanitary and water districts to extend services to the proposed restrooms. Staff also helped with a LCP amendment to create new wetland policies, standards, and mitigation measures for this and a nearby Caltrans project that will affect wetlands. The CCC approved the LCP amendment in December 2018. Lastly, staff worked with the Public Works Department to complete 65 percent construction plans for the project. In 2019, staff will update the landscape plans, conduct additional public outreach, complete environmental review, and process coastal permits for the project.

Short Term Rentals (STRs) Ordinance

In October 2017, the Board approved zoning ordinance amendments to (1) allow STRs in certain commercial zones and a new, STR Coastal Zone Historic Overlay Zone, (2) prohibit STRs in residential, agricultural, mixed use, resource protection, industrial, and certain special purpose zones, and (3) allow homestays in residential and certain agricultural zones. These amendments went into effect in the Inland Area in November 2017. Staff submitted the CZO amendment to the CCC in December 2017, and the CCC denied the proposed LCP amendment at a hearing in May 2018 due to findings that the proposed amendment limited coastal access.

In August 2018, the Board directed staff to develop revised CZO amendments for STRs. Accordingly, staff plans to develop a revised LCP amendment, conduct additional public outreach, and seek decision-maker approval in 2019 and 2020.

Union Valley Parkway Extension

The Board directed staff to amend the Orcutt Community Plan to show a new connection between the Union Valley Parkway/U.S. Highway 101 interchange and the adjoining frontage road on the east side of U.S. Highway 101. A primary purpose of the connection is to address traffic circulation problems that occur during events at the Elks Unocal Event Center. In 2018, staff worked with Public Works and Caltrans to evaluate potential options for connecting to Union Valley Parkway. In 2019, staff will consult with interested parties and select a consultant to prepare conceptual roadway plans and conduct environmental review for the project.

4. Housing Element Activity

2015-2023 Housing Element Update

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

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

Housing Programs Progress Update

The 2015-2023 Housing Element Update includes 37 programs to implement its goals and policies and otherwise meet the housing needs of the unincorporated county. Some of these programs are ongoing while others have specific timeframes for completion. Table D of Attachment 1 of this annual progress report summarizes the status of each program. In addition, the subsection titled “Housing Element Implementation” in Section 3 (Comprehensive Plan Amendments and Implementation Activities for 2018), above, summarizes actions that P&D took in 2018 to implement several of these programs.

Regional Housing Needs Allocation (RHNA)

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

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

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

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

Source: 2015-2023 Housing Element Update (County of Santa Barbara, 2015)

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, and may reflect adjustments made by HUD due to high income-to-housing-cost relationships in the local area.

Table 3 shows the County’s household income limits for 2018. These limits are based upon a percentage of the area median income (AMI) for the County, adjusted for household size, with a four-person household as the baseline. For 2018, the County AMI was \$55,700 for a household of one, \$63,700 for a household of two, \$71,650 for a household of three, \$79,600 for a household of four, and \$85,950 for a household of five. These figures are subject to change in spring 2019.

Income Level	Number of Persons in Household				
	1	2	3	4	5
Very Low-Income	35,150	40,150	45,150	50,150	54,200
Low-Income	56,250	64,250	72,300	80,300	86,750
Moderate-Income	66,850	76,400	85,950	95,500	103,150

Source: State Income Limits for 2018 (California Department of Housing and Community Development, 2018)

New Reporting Requirements and Housing Data Tables

Government Code Section 65400(a)(2)(B) requires annual progress reports to use tables from HCD to summarize housing activities throughout the reporting period. In previous reports, these tables included annual building activity data based on the number of building permits that the County issued for new residential units in the previous calendar year. On January 1, 2018, SB 35 and Assembly Bill (AB) 879 went into effect, which amended annual progress report requirements and affected the preparation of this annual progress report. In part, SB 35 and AB 879 require that annual progress reports include the following additional planning and building permit information:

- Housing development applications received;

- Units included in all development applications;
- Units approved and disapproved;
- Sites rezoned to accommodate that portion of the city’s or county’s share of their RHNA for each income category that could not be accommodated on sites identified in the housing element site inventory;
- New units that have been issued a completed entitlement, building permit, or certificate of occupancy thus far in the housing element cycle, and the income category of each unit; and
- Information on all housing development applications submitted, including the location and income category of developments approved, building permits issued, and units constructed pursuant to Government Code Section 65913.4 (SB 35 streamlined permit process).

On January 17, 2019, HCD adopted new housing data tables (Attachment 1) reflecting these new reporting requirements, which the County used for this annual progress report. Accordingly, Table A of Attachment 1 contains data for housing development applications (i.e., planning permit applications) that the County received from January 1, 2018, to December 31, 2018. Table A2 contains permit data on net new housing units for which the County issued an entitlement (i.e., planning permit), building permit, or certificate of occupancy or other form of readiness (i.e., a “finalized” building permit indicating final building inspection completed) in 2018. Additional tables in Attachment 1 provide information on the County’s RHNA progress (Table B), and Housing Element program implementation status (Table D).

2018 Housing Production

Table 4 lists the number of building permits that the County issued for new residential units (organized by income category) within the unincorporated areas of the county for calendar years (January 1 to December 31) 2015 through 2018. The final row of the table also lists the County’s 2014-2022 RHNA. Table 4 shows that the County has exceeded its RHNA for the moderate- and above moderate-income categories. However, it has only met 46 percent of its RHNA for the very low- and low-income categories.

Housing production increased substantially in 2018. The County issued building permits for 328 units in 2018 compared to 208 units in 2017. These building permits included 28 manufactured homes, 57 ADUs, 75 multiple-family dwellings, 165 one-family dwellings, and three AEDs.

Of the total 328 units, one unit, or less than one percent, qualified as affordable to very low-income households; 14 units, or approximately four percent, qualified as affordable to low-income households; 82 units, or 25 percent, qualified as affordable to moderate-income households; and 231 units, or approximately 70 percent, qualified as affordable to above moderate-income households.

Table 4					
Residential Units by Income Category					
(Issued Building Permits)					
Year	Very Low	Low	Moderate	Above Moderate	Total
2015	49	41	44	94	228
2016	0	7	13	31	51
2017	8	1	54	145	208
2018	1	14	82	231	328
Total	58	63	193	501	815
RHNA	265		112	284	661

Consistent with past annual progress reports, the data in Table 4 (above) and the HCD data tables (Attachment 1) does not include building permits issued for reconstructed housing units, including those lost and rebuilt due to natural disasters. These replacement units do not add net new units to the County’s housing stock and, therefore, do not count toward the County’s RHNA.

In 2018, the County issued 14 building permits for replacement housing units, including one unit lost during the Jesusita Fire of 2009, and four units lost in the Thomas Fire and resulting debris flow event in January 2018.

SB 35 Streamlined Ministerial Approval Process

In addition to amending annual progress report requirements, SB 35 establishes a streamlined, ministerial approval process for qualifying housing developments in jurisdictions that have not met their pro-rata share of regional housing needs (Government Code Section 65913.4). In part, qualifying developments must be located on an urban infill site zoned for residential or mixed uses and provide at least 10 or 50 percent of the units for lower-income households. In addition, all projects over 10 units must pay prevailing wages and larger projects must provide skilled and trained labor.

On June 4, 2018, HCD determined that, based upon data from the *2017 Comprehensive Plan Annual Progress Report*, the County had not met its pro-rata share of very low- and low-income housing thus far in its 2015-2023 housing element cycle. As a result, the County became subject to SB 35 streamlining for proposed developments with at least 50 percent affordability [Government Code Section 65913.4(a)(4)(B)(ii)]. The County has not received applications for any qualifying projects to date.

HCD will update SB 35 determinations annually starting in June 2019. These determinations will include data from this annual progress report, which shows that the County still has not met its pro-rata share of lower-income housing. Therefore, the County will likely remain subject to SB 35 streamlining throughout 2019.

To plan for potential SB 35 development, staff is processing zoning ordinance amendments to create objective design standards for SB 35 projects as part of the current Fiscal Year 2018-2019 and Fiscal Year 2019-2020 Work Programs.

Housing Permit Activity within Isla Vista

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

LRP staff worked with community stakeholders and CCC staff to complete the revised IVMP in late 2015. In March 2016, the Board conducted a public hearing and passed a motion to take no action on the IVMP. Some supervisors felt the proposed form-based code and residential housing densities did not reflect the community’s long-term vision. 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., the Goleta Community Plan, Coastal Land Use Plan, and CZO).

Table 5 summarizes the housing production by household income category in Isla Vista from 2009 through 2018. Of the 196 new units, 78 units, or 40 percent, were affordable to very low- and low-income households; 87 units, or 44 percent, were affordable to moderate-income households; and 31 units, or 16 percent, were affordable to above moderate-income households.

From 2015 through 2018, 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. The dissolution of the Isla Vista Redevelopment Agency in 2012 may have contributed to this downturn in housing development.

Year	Very Low	Low	Moderate	Above Moderate	Total
2009	0	2	0	0	2
2010	0	0	0	0	0
2011	0	14	57	0	71
2012	1	22	29	29	81
2013	32	7	1	0	40
2014	0	0	0	2	2
2015	0	0	0	0	0
2016	0	0	0	0	0
2017	0	0	0	0	0
2018	0	0	0	0	0
Total	33	45	87	31	196

5. Housing Permit Activity in Mission Canyon

The Mission Canyon Plan area encompasses approximately 1,122 acres within the unincorporated area of the 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 one-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 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 one-family dwellings in the plan area. The Board's motion to adopt the Mission Canyon Community Plan included the following directive: "Direct Planning and Development staff to provide an annual report to the City of Santa Barbara detailing the major housing units that were approved or completed in the Mission Canyon Community Plan Area during the reporting year." This directive and annual progress report will help the City of Santa Barbara monitor new development within the plan area.

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

From January 1 through December 31, 2018, the County approved one land use permit for a new one-family dwelling and three land use permits for ADUs in the Mission Canyon Plan area. The County also issued and finalized one building permit for an ADU in the plan area in 2018. In addition, the County issued and finalized three building permits to rebuild one-family dwellings lost in the Jesusita fire of 2009. As mentioned in Section 4 (Housing Element Activity), above, these replacement units do not add net new housing units to the county's housing stock and, therefore, do not count toward the County's RHNA. However, for purposes of reporting to the City of Santa Barbara, these building permits are included in Table 7 below. Tables 6 and 7, respectively, summarize the key information regarding these land use and building permits and the associated dwellings, including location, lot size, unit size, and source of water supply and method of wastewater disposal.

Table 6
Mission Canyon Housing Unit Production
Housing Units Approved (Land Use Permits Approved)
January 1, 2018 – December 31, 2018

Unit Type	APN	Permit Number	Address	Lot Size (acres)	Unit Size (square feet)	Water	Waste Water	Project Description	Zone District
One-family dwelling	023-161-019	18LUP-00000-00505	2982 Glen Albyn Dr	0.2	2,621	City of Santa Barbara	Mission Canyon Sanitary District	One-family dwelling	7-R-1
ADU	023-171-025	18EXE-00000-00031	870 Windsor Way	0.28	462	City of Santa Barbara	City of Santa Barbara	ADU conversion	7-R-1
ADU	023-171-028	18EXE-00000-00137	883 Windsor Way	0.17	878	City of Santa Barbara	County of Santa Barbara	ADU conversion	7-R-1
ADU	023-180-085	18EXE-00000-00094	903 Mission Canyon Rd	0.95	720	City of Santa Barbara	County of Santa Barbara	ADU conversion	1-E-1

Table 7
Mission Canyon Housing Unit Production
Housing Units Constructed (Building Permits Issued and Finaled)
January 1, 2018 – December 31, 2018

Unit Type	APN	Permit Number	Address	Lot Size (acres)	Unit Size (square feet)	Water	Waste Water	Project	Zone District
ADU	023-180-085	18BDP-00000-00820	903 Mission Canyon Rd	0.95	720	City of Santa Barbara	County of Santa Barbara	ADU conversion	1-E-1
One-family dwelling	023-330-064	10BDP-00000-00429	1528 Mission Canyon Rd	0.40	1,836	City of Santa Barbara	Private septic system	Jesusita Fire rebuild	RR-5
One-family dwelling	023-300-020	12BDP-00000-00535	1108 Palomino Rd	1.0	3,032	City of Santa Barbara	Private septic system	Jesusita Fire rebuild	1-E-1
One-family dwelling	023-350-010	17BDP-00000-00508	1415 Paseo del Ocaso	1.33	1,884	City of Santa Barbara	Private septic system	Jesusita Fire rebuild	RR-5

6. Redevelopment Activity

On February 1, 2012, AB 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 directed that the 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 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 annual progress report contain certain successor agency financial information.

The Santa Barbara County Housing and Community Development Division prepares reports to address the reporting requirements in SB 341. Attachment 2 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 2017-2018.”

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ATTACHMENT 1

California Department of Housing and Community Development Data Tables

Table A: Housing Development Applications Submitted

Table A2: Annual Building Activity Report Summary – New Construction, Entitled, Permits, and Completed Units

Table B: Regional Housing Needs Allocation Progress – Permitted Units Issued by Affordability

Table C: Sites Identified or Rezoned to Accommodate Shortfall Housing Need

Table D: 2015-2023 Housing Element Program Implementation Status pursuant to Government Code Section 65583

Table E: Commercial Development Bonus Approved pursuant to Government Code Section 65915.7

Table F: Units Rehabilitated, Preserved and Acquired for Alternative Adequate Sites pursuant to Government Code Section 65583.1(c)(2)

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ATTACHMENT 2

Housing Successor Annual Report
Low and Moderate Income Housing Asset Fund
Fiscal Year 2017-2018

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