

Santa Barbara County
2014 Comprehensive Plan Annual Progress Report



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Santa Barbara County 2014 Comprehensive Plan Annual Progress Report

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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, County Board of Supervisors, California Office of Planning and Research (OPR), and California Department of Housing and Community Development (HCD). This report describes the status of the County's general plan (Comprehensive Plan) and the County's progress in implementing the plan and associated elements from January 1, 2014 through December 31, 2014. It also describes the County's progress in meeting its share of regional housing needs over the reporting period and removing governmental constraints to the maintenance, improvement, and development of housing.

Government Code Section 65400 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 County Planning Commission and Montecito Planning Commission conducted public hearings to review and receive public comments on this annual progress report. The report was then provided to the Board of Supervisors. The Board of Supervisors received and filed the report at a public hearing where the public had 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 thirteen elements (seven mandatory elements, five optional elements, as well as the Coastal Land Use Plan). The County has also adopted eight community plans and three zoning ordinances to help implement adopted goals and policies.

The Long Range Planning Division prepares annual work programs that help 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 current 2014-2015 Work Program. A copy of the Draft 2015-2016 Work Program is enclosed in Attachment 2. The Board of Supervisors is expected to take action on P&D's budget and Draft 2015-2016 Work Program in mid-June 2015.

Table 1: Santa Barbara County Comprehensive Plan Elements			
Mandatory Elements	Year Adopted	Last Comprehensive Update¹	Last Amendment²
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
Optional Elements			
Agricultural Element	1991	N/A	N/A
Energy Element	1994	N/A	2014
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			
Goleta Valley Community Plan	1993	In Progress	N/A
Los Alamos Community Plan	2011	N/A	N/A
Mission Canyon Community Plan	2014	N/A	N/A
Montecito Community Plan	1992	N/A	N/A
Orcutt Community Plan	1997	N/A	N/A
Summerland Community Plan	1992	N/A	2014*
Toro Canyon Area Plan	2002 - Inland 2004 - Coastal	N/A	N/A
Gaviota Coast Plan	In Progress	N/A	N/A
Santa Ynez Valley Plan	2009	N/A	N/A

* The County adopted the amendments to the Summerland Community Plan on October 7, 2014. It submitted the plan to the California Coastal Commission for certification in Fall 2014*

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

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

2. Structure of the Comprehensive Plan and Supporting Documents

The structure of the County Comprehensive Plan is based upon the requirements of state law and the direction of the County Board of Supervisors over the last three decades. State law provides the 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 the County to periodically update the Housing Element of the Comprehensive Plan, underscoring the statewide importance of providing adequate housing opportunities for residents of all economic 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 Summerland, Montecito, Goleta, Los Alamos, Orcutt, Santa Ynez, Mission Canyon, and Toro Canyon. The County is currently updating the Eastern Goleta Valley Community Plan. It is also preparing a community plan for the Gaviota Coast.

The County has adopted three zoning ordinances, including the Land Use and Development Code (LUDC), Montecito LUDC, and Coastal Zoning Ordinance (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. Each property within the unincorporated portions of Santa Barbara County has been assigned a specific zone (e.g., residential, commercial, industrial) that describes the rules under which that land may be used. A development proposal must comply with the property's zone requirements, including its permitted uses, density, setbacks, parking requirements, and minimum lot size. In addition, the zoning ordinances contain general regulations and permit regulations, which further describe how the property may be developed and the conditions under which projects may be approved.

The County has also adopted several other ordinances to help implement the Comprehensive Plan, including the County Deciduous Oak Tree Protection and Regeneration Ordinance (Article IX), which covers oak tree protection, and Ordinance 661, which applies to certain agricultural parcels. However, the County is phasing out Ordinance 661 and replacing it with the LUDC.

3. Comprehensive Plan Amendments and Implementation Activities for 2014

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 related programs and work efforts over the 2014 reporting period are described below.

Disadvantaged Communities

Senate Bill 244 (SB 244) requires the County and other local governments to add information regarding unincorporated disadvantaged communities to the Land Use Element of their general or comprehensive plans. According to SB 244, a disadvantaged community is “a fringe, island, or legacy community in which the median household income is 80 percent or less than the statewide median household income.” These communities must also meet certain requirements related to population size and the length of time the community has been established. The County must include an analysis of water, wastewater, stormwater drainage, and structural fire protection needs or deficiencies for each identified disadvantaged community, as well as an analysis of potential funding mechanisms that could make the extension of services and facilities to identified communities financially feasible. Ultimately, SB 244 seeks to address the barriers that contribute to regional inequity and infrastructure deficits within these disadvantaged communities. The Board of Supervisors adopted amendments to the Land Use Element of the County Comprehensive Plan on February 3, 2015.

Eastern Goleta Community Plan Update

Adopted in 1993, the Goleta Community Plan is a land use plan for the unincorporated Goleta Valley. The County is currently updating the portions of the plan pertaining to the Eastern Goleta Valley. The updates will address changing circumstances such as the incorporation of the City of Goleta, and emerging land use topics such as affordable housing, mobility and circulation, open space and natural resources, agricultural and rural land uses, and public services and facilities. The Board of Supervisors initiated environmental review of the draft plan in February 2012. The project description for environmental review includes rezoning the aging Hollister Avenue and State Street commercial corridor to encourage revitalization with a mix of commercial and residential uses and studying eight housing opportunity sites with a potential to provide a mix of housing types, including 595 additional potential affordable housing units. The project also provides for new parks and trails, relocating the existing Urban/Rural boundary, and rezoning land to increase protection of steep slopes and watersheds in the foothills of the Santa Ynez Mountains. The County circulated the Draft Environmental Impact Report (EIR) for public comment during Summer 2014. Planning Commission hearings will occur in Spring and early Summer 2015. Board of Supervisors adoption hearings are expected in late Summer 2015.

Energy and Climate Action Plan

The Climate Action Strategy (CAS) provides a community greenhouse gas (GHG) emissions inventory for the unincorporated area of Santa Barbara County and a set of recommendations for the County to reduce county-wide GHG emissions as part of a two-phase project. The project began with the Climate Action Study followed by an Energy and Climate Action Plan (ECAP). The study involved the preparation of an inventory of sources of GHG emissions that are subject to permitting by the County, and provides a preliminary list of potential emission reduction

measures. The Board of Supervisors approved the study in Summer 2011. The proposed ECAP includes a baseline GHG emissions inventory, a forecast of emissions to 2020 and 2035, a GHG reduction target of 15 percent below baseline emissions by 2020, a set of emission reduction measures to meet the target, and a methodology for tracking and reporting emissions. The emission reduction measures proposed in the ECAP consist of voluntary, phased, and mandatory measures. The Board of Supervisors is expected to consider adopting the ECAP in Spring 2015.

Fire Hazards

To address fire protection and prevention, Senate Bill 1241 (SB 1241) requires local governments to update their Safety Element with new information regarding fire hazards. California's increasing population and expansion of development into previously undeveloped areas is creating more "wildland-urban interface" issues with a corresponding risk of economic loss caused by wildland fire. The changing climate, specifically the rising temperatures and increasing temporal variability of water availability, is substantially increasing wildfire risk in many areas. The Long Range Planning Division updated the Safety Element to address the risk of fire for state responsibility areas and very high fire hazard severity zones. This included updating fire hazard severity zone maps, historical data on wildfires, and the land use within high hazard areas. The Board of Supervisors adopted amendments to the Safety Element of the County Comprehensive Plan on February 3, 2015.

Gaviota Coast Plan

In 2009, the County began preparing the first long-term land use plan for the Gaviota Coast since adoption of the County's Coastal Land Use Plan and Land Use Element. The Gaviota Coast Planning Advisory Committee held 68 public meetings to receive community input on planning issues in the Gaviota Coast. County staff used this information to help draft the Gaviota Coast Plan. The plan will provide updated policies that reflect community values, trends, and conditions, and protect the region's unique characteristics and rural integrity. In addition, the plan will provide a pathway for the community to address topics such as agricultural stewardship and sustainability, coastal protection, watershed protection, cultural resource preservation, recreation, public coastal access, and scenic resources. In the Summer of 2013, the County Planning Commission reviewed the draft plan over nine public hearings. The Board of Supervisors formally initiated environmental review on December 13, 2013. The Draft Environmental Impact Report (EIR) for the plan is scheduled to be released in Spring 2015. The Board of Supervisors is scheduled to begin adoption hearings in Winter 2015/2016.

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 coincides with the update of the Goleta Community Plan, which aims to revitalize this commercial area with mixed-use zoning and a "complete streets" design. The Public Works Department is responsible for designing roadway and circulation improvements for this busy and important "gateway" corridor between the City of Santa Barbara and the Goleta Valley. It is currently preparing an EIR for the proposed improvements and possible alternatives. The Long Range Planning Division is responsible for planning lighting, seating, landscaping, transit structures, bike racks, public art, signage, hardscape, and other public streetscape improvements. It expects to complete design

concepts and standards for public streetscape improvements in June 2015. Staff expects to incorporate the design concepts and standards into a formal streetscape plan in Fiscal Year 2015-2016.

Housing Element Update

Government Code Section 65585 mandates that the County periodically update the Housing Element of the County Comprehensive Plan. The current update was due to the California Department of Housing and Community Development (HCD) on February 15, 2015.

The 2015-2023 Housing Element Update focuses on the needs of extremely low, very low, moderate income, workforce, and special needs households. The update identifies current demographic and employment trends that may affect existing and future housing demand, refines 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 and thus affecting families and businesses.

The Planning and Development Department conducted outreach to stakeholders and interested parties countywide in Spring 2014. It submitted the Draft Housing Element to HCD for 60-day review on August 1, 2014. HCD's comment letter, dated October 3, 2014, describes revisions needed to comply with state housing law. The County changed the draft element to incorporate HCD's comments and substantially comply with the requirements of state housing law. Planning Commission adoption hearings occurred in Fall 2014. The Board of Supervisors adopted the final 2015-2023 Housing Element Update on February 3, 2015 and submitted it to HCD for review and certification by the statutory deadline of February 15, 2015.

Important Minerals

State law requires the County to update the Conservation Element of the County Comprehensive Plan to incorporate state classification and designation of important minerals. The goal is to protect these resources for future construction of roads and industrial, commercial, and residential uses. Designation by the State Mining and Geology Board is anticipated in Summer 2015, followed by completion of environmental anticipated in Fall 2015. The Board of Supervisors is expected to adopt the updated Conservation Element in Spring 2016 to coincide with the state-mandated update schedule of one year after state designation is completed. This project is on hold awaiting the State's final classification and designation rule making.

Isla Vista Master Plan

In 2007, the Board of Supervisors adopted the Isla Vista Master Plan (IVMP), which encourages mixed-use development in the downtown and multifamily residential development in the central and northern areas, establishes incentive programs to encourage community revitalization and infill development, and implements a form-based code to provide urban design standards supporting the efficient use of land. Upon adoption, the Board of Supervisors submitted the IVMP and associated zoning ordinance amendments to the Coastal Commission for certification. In part, the Coastal Commission did not certify the IVMP and zoning ordinance amendments because of concerns over parking and coastal access. Furthermore, the State of California dissolved all redevelopment agencies, including the County of Santa Barbara Redevelopment Agency in Isla Vista, on February 1, 2012.

Based on new information, County staff proposes to incorporate a proposed on-street parking availability monitoring program in-lieu of a formal parking permit pilot program into the IVMP. Over the past 10 years, parking studies have shown an increase in the availability of on-street parking in Isla Vista. Implementation of alternative transportation projects included in the IVMP, especially Metropolitan Transit District service changes, has increased the availability of on-street parking. The County Public Works Department has also been actively reconfiguring streets, removing illegal and unwarranted red zones to increase on-street parking in Isla Vista. As a result, staff proposes to amend Parking and Transit Action 1.1 of the IVMP to establish a parking availability monitoring program with annual reports on parking capacity and vacancy rates in Isla Vista. To address these changes, coastal access, and other issues raised by the Coastal Commission, the County will adopt an amended IVMP and related zoning ordinance provisions in Fall 2015, followed by resubmission to the Coastal Commission.

Los Alamos Pedestrian Circulation and Parking Plan

The purpose of this project was to design streetscape improvements to support safe routes to school and downtown revitalization consistent with the Los Alamos Community Plan. The project was funded by grants from Caltrans and Measure A (Road Repair, Traffic Relief and Transportation Safety Measure). The final product, titled “Los Alamos Pedestrian Circulation and Parking Plan,” includes conceptual plans and sketches describing improvements to increase mobility and provide safe and convenient options for pedestrians, bicyclists, transit, and parking. The plan also includes options for aesthetic streetscape improvements to support a pedestrian-friendly downtown business district.

The project included extensive community outreach activities, including special efforts to engage under-represented groups (e.g., Spanish-speaking households, low-income residents, students, seniors). These activities included a poster contest for elementary school students, an information booth at the Town of Los Alamos Old Days Founders Celebration, community surveys, public workshops, and decision-maker public hearings. In January 2015, the Board of Supervisors received and referred the final plan to County Public Works for implementation and inclusion in the 2015-2020 County Capital Improvement Program.

Mission Park to Mission Canyon Multimodal Improvements Project

This project implemented Policy CIRC-MC-3 of the Mission Canyon Community Plan (2014), which directed the County to collaborate with the community and the City of Santa Barbara to plan for improved pedestrian, bicyclist, and vehicle circulation and access along Mission Canyon Road from Mission Santa Barbara (in the City) to Foothill Road/State Route 192 (in the County). A grant from Caltrans funded the project. The project built upon information gathered by a citizen’s volunteer group (Mission Heritage Trail Association, formerly Concerned Citizen’s for Safe Passage) and input from several community workshops and other public outreach activities. The project produced the Mission Park to Mission Canyon Multimodal Improvements Plan. The proposed improvements include but are not limited to:

- Continuous pedestrian path on the west side of Mission Canyon Road,
- Landscape buffers between the pedestrian path and roadway,
- Detached pedestrian bridge over Mission Creek (west of Mission Creek Bridge),

- Bike lanes along the corridor, and
- Relocation of several crosswalks.

In February 2015, the Board of Supervisors received and referred the final plan to County Public Works for implementation and inclusion in the County 2015-2020 Capital Improvement Program. It also approved a resolution directing County staff to work collaboratively with City of Santa Barbara staff to pursue funding opportunities to implement the plan.

Santa Claus Lane Beach Access, Parking, and Street Improvements

This project consists of master planning for streetscape improvements, safe beach access, and parking for an approximately one-half mile segment of frontage road and beach located between Summerland and Carpinteria (Santa Claus Lane). 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 project has broad support from local business persons, residents, and beachgoers.

Initial efforts completed in 2012 and 2013 included preparing preliminary plans for multimodal circulation improvements, parking, and landscaping; coordinating with Caltrans; identifying required permits; estimating project costs; scoping environmental issues; and completing a right-of-way survey. In 2014, staff began preparing the documents necessary to obtain zoning permits and other approvals for the rail crossing, such as a Mitigated Negative Declaration and an application and supporting studies for approval from the California Public Utility Commission. In 2015, staff will continue to work on these documents and the rail crossing. Staff will also begin preparing the documents necessary for approval and construction of the streetscape and landscape plans, such as an environmental document to satisfy the requirements of the California Environmental Quality Act, an application to obtain a Coastal Development Permit, and engineering studies and plans for construction. County staff will also continue to coordinate all activities with Caltrans, Union Pacific Railroad, and the California Public Utilities Commission.

Summerland Design Guidelines and Community Plan Update

This project updates the 1992 Summerland Community Plan, including an updated transportation, circulation, and parking chapter, revised policies in the visual and aesthetic chapter, new commercial and residential design guidelines, and ordinance amendments to implement the revised policies. The Board of Supervisors adopted the project in Spring 2014. In Fall 2014, a Local Coastal Program amendment was submitted to the Coastal Commission for certification of the proposed plan and ordinance changes affecting the coastal zone portion of the plan area. Coastal Commission action is anticipated in late 2015 or early 2016.

Winery Ordinance Update

The County Land Use and Development Code (LUDC) currently regulates wineries and sets standards for accessory uses at wineries. The LUDC sets a three-tier permit track for such uses. In 2012, the County began holding public outreach meetings (seven total) regarding an update to the existing ordinance provisions for wineries. The update project includes a review and amendments to permit requirements and development standards for wineries and associated activities, including wine-tasting, food service, events, and retail sales. Proposed ordinance amendments also provide more clearly defined standards and establish standards for minimum premises size, planted vineyard acreage for wine tasting rooms and/or events, and limits on winery visitors. The County anticipates releasing the Draft Environmental Impact Report for the

ordinance amendments in Spring 2015. The Board of Supervisors is expected to begin adoption hearings in Fall 2015.

Alternative Fuels Readiness Grant

The California Energy Commission funds the County's Alternative Fuels Readiness Grant Program. The overall purpose of the program is to increase the use of Alternative Fuel Vehicles (AFV) and promote Alternative Fuel Infrastructure (AFI) in the region. Measurable objectives include increased AFV sales, decreased greenhouse gas emissions, decreased criteria pollutants and fuel use, and increased jobs and economic activity. The Alternative Fuels Readiness Grant Program is 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. A key activity for the program is to prepare a regional Alternative Fuels Readiness Plan addressing AFI permitting, deployment, maintenance, and inspection, as well as promotion of AFV-friendly public policies and incentives.

The Alternative Fuels Readiness Grant kick-off meeting with the County's consultant occurred in July 2014. Currently, the consult is identifying regional, state, national, and international best practices to incorporate into the Alternative Fuels Readiness Plan. A task force has been assembled, and will start meeting in Spring 2015. The grant will be complete in June 2016, at which time the County's consultant will develop the Alternative Fuels Readiness Plan. Staff will request the Board of Supervisors receive and file the final plan.

Coastal Resiliency Project Phase I

The County of Santa Barbara, in collaboration with the University of California Santa Barbara and the cities of Carpinteria, Santa Barbara, and Goleta, is working with a consultant on Phase I of the project to model sea level rise and other coastal hazards to identify changes in future coastal erosion and coastal flooding. Phase I also includes developing a Coastal Hazard Vulnerability Assessment. The County and other local governments and institutions will ultimately use the results from this project to promote policies and programs that mitigate impacts from coastal hazards. Coastal Hazard Modeling is anticipated to be completed in Spring 2015 with the Vulnerability Assessment anticipated to be completed in Winter 2015/16. Staff expects to present the Coastal Hazard Modeling results and the Vulnerability Assessment results to the Board of Supervisors in Fall 2015 and Spring 2016, respectively. Staff will request the Board of Supervisors to receive and file the studies.

Other Programs to be Implemented in Fiscal Year 2014-2015

Staff turnover and project reassignments prevented the Planning and Development Department from starting some projects in 2014 that appear in the Fiscal Year 2014-2015 Work Program. Staff will initiate those projects in early 2015, including the following projects:

- Ordinance 661 Rezones,
- Montecito Design Guidelines,
- Lighting Ordinance,
- Circulation Element, and
- Community Choice Aggregation Feasibility Study.

4. Housing Element Activity

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).³

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). 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.

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

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 does not need to rezone any sites concurrent with adoption of the 2015-2023 Housing Element Update.

Affordable Housing Income Categories and Income Limits

For purposes of this annual progress report, affordable housing was divided into three household income categories: very low, low, and moderate. HCD provides updated household income limits for each household income category once a year based on income limit revisions from the U.S. Department of Housing and Urban Development (HUD) to its Section 8 Housing Voucher Program. The household income limits are based on household size. The household income limits for Santa Barbara County in 2014 are shown in Table 3. They were based on a percentage of area median income for Santa Barbara County, adjusted for household size, with a four-person household used as the baseline. The area median household income for the County is \$51,300 for a household of one, \$58,650 for a household of two, \$65,950 for a household of three, \$73,300 for a household of four, and \$79,150 for a household of five.

³ The RHNA “projection period” is the time period for which HCD calculates regional housing needs. The housing element “planning period” is the time period between the due dates for successive local government housing element updates.

2014	Number of Persons in Household				
	1	2	3	4	5
Very Low Income	27,900	31,850	35,850	39,800	43,000
Low Income	44,600	51,000	57,350	63,700	68,800
Moderate Income	61,550	70,350	79,150	87,950	95,000

Source: California Department of Housing and Community Development

Annual Progress Report Housing Tables

Government Code Section 65400 requires annual progress reports to use tables adopted by HCD to summarize housing activities throughout the reporting period. The tables for the unincorporated area of Santa Barbara County for the current reporting period (January 1, 2014 through December 31, 2014) are included in Attachment 1 – Data Tables. The tables include data on annual building activity (Tables A, A2, and A3), regional housing needs allocation progress (Table B), and housing element program implementation status (Table C).

2014 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, 2014 through December 31, 2014. In summary, the County issued building permits for 139 units in 2014, including 10 mobile homes, 10 residential second units, and 9 farm employee dwellings. Of the 139 units, 59 units, or approximately 43 percent, qualified as affordable to moderate income households and 80 units, or approximately 57 percent, qualified as affordable to above moderate income households. Tables A and B in Attachment 1 contain additional information on housing production in 2014.

	Very Low	Low	Moderate	Above Moderate	Total
Jan. 1, 2014 – Dec. 31, 2014	0	0	59	80	139

Housing Permit Activity within Isla Vista

Pursuant to Program 1.13 of the 2009-2014 County Housing Element, the County is required to review the effectiveness of the Isla Vista Master Plan (IVMP) in its annual progress report. The County adopted the IVMP in August 2007 to facilitate the development of housing in urban areas with existing services and transit infrastructure. The IVMP incentivizes the redevelopment of housing stock near the University California Santa Barbara (UCSB), the County's largest employer. The proximity between Isla Vista and UCSB presents significant opportunities for urban renewal and enhancement. The IVMP includes zoning districts and development incentives that allow a mix of residential housing types. The zoning districts allow residential densities of 25, 28, 30, 35, 40, and 45 units per acre. As a result, the IVMP has a buildout potential of 1,417 new units over the life of the plan. However, the County only included 552 of these units within the land use inventory of the 2009-2014 Housing Element.

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

Table 5 summarizes the housing production by household income category in the Isla Vista plan area from 2009 through 2014. Seventy-eight units, or 38 percent, of the 196 new units are deemed affordable to very low and low income households. Eighty-seven units, or 44 percent, of the 196 new units are deemed affordable to moderate income households.

In 2014, the County issued building permits for two single-family 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. As the economy strengthens, the housing market may improve. The County is currently processing a development application for a mixed-use project in Isla Vista. The project will redevelop a site that is currently in retail and restaurant use with a mixed-use development that will include commercial space, 14 hotel rooms, and 19 residential single-occupant studio units.

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
Total	33	45	87	31	196

Pending Housing Production

Program 1.3 of the County Housing Element requires the County to evaluate and adopt as appropriate rezones that promote affordability by design. The County continues to examine possible housing opportunities through its community planning process. In February 2012, the Board of Supervisors initiated environmental review of the Draft Goleta Valley Community Plan Update for the Eastern Goleta Valley (Draft Plan). The proposed land-use designations would allow an additional 2,266 primary residential units in the Eastern Goleta Valley (maximum theoretical buildout scenario). These units include 595 potential affordable housing units on six sites totaling 33.31 acres. Five sites are proposed for rezoning to a density of 20 units per acre, and one site is proposed for rezoning to a density of seven units per acre. The actual number of units will depend on the results of environmental review and decision-maker actions.

The County released the Draft Environmental Impact Report (DEIR) for a 45-day public comment period on August 19, 2014 and held a public environmental hearing on September 10, 2014. County decision-makers are expected to consider the final EIR and final plan in Summer 2015.

The County also considers housing related rezones on a case-by-case basis through its development review process. In June 2014, the Board of Supervisors approved The Golden Inn and Village project in the Santa Ynez plan area. This project rezoned specified portions of a 7.3 acre site from Residential (1-E-1) to Professional and Institutional (PI), and to Design Residential (DR-25) and (DR-14). A corresponding Comprehensive Plan Amendment amended the current land-use designation from Residential (Res-1.0) to Office and Professional (P), and to a higher density Residential (Res-30) and (Res-20) on specified portions of the site. The proposed land-use and zoning designations increased potential residential development on the site from a maximum of one single-family residence to a maximum of 164 residential units.

Approval of the proposed Comprehensive Plan Amendment and Rezone allows the site to be developed with uses that offer benefits to the public which could not have been realized under the previous land-use designation and zoning. The proposed project will provide 100% affordable housing for senior citizens, employees, and qualifying members of the public consistent with affordable housing criteria within the County's Housing Element as implemented by the Community Services Department, Division of Housing and Community Development.

Annual Housing Element Progress

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

The Long Range Planning Division's 2014-2015 Work Program (July 1, 2014 through June 30, 2015) included an update of the 2009-2014 Housing Element of the Comprehensive Plan. The 2015-2016 Work Program (July 1, 2015 through June 30, 2016) includes programs for implementation included in the updated (2015-2023) Housing Element. Additional details are discussed below in Section 7, 2015-2016 Work Program.

2015-2023 Housing Element Update

State housing law mandates that the County periodically update the Housing Element of the County Comprehensive Plan. The County began updating its 2009-2014 Housing Element in early 2014. The 2015-2023 Housing Element Update includes goals, policies, and programs for the development of affordable and special needs housing. The 2015-2023 Housing Element Update builds upon what has been effective in the past, addresses changes in state housing law, and responds to comments received throughout the public participation process. In large part, the update deletes completed programs, revises programs as necessary for clarification, and adds new programs to comply with state housing law.

Pursuant to Government Code Section 65585(b), the County submitted the Draft 2015-2023 Housing Element Update to California Department of Housing and Community Development (HCD) for review on August 1, 2014. HCD provided a comment letter describing the necessary

revisions to comply with state law. In response, County revised the draft element to address HCD's comments.

The 2015-2023 Housing Element was adopted by the County Board of Supervisors on February 3, 2015. Per Government Code Section 65588(e)(2)(A), the County submitted the adopted 2015-2023 Housing Element Update to HCD for final review before the statutory deadline of February 15, 2015. Per Government Code Section 65585(h), HCD will have 90 days to review the 2015-2023 Housing Element Update and report its findings to the County.

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 (City) 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, which was adopted in October 1984.) The associated land-use designations and zoning districts may allow up to an additional 195 single-family residences in the plan area. To help the City monitor new development in the plan area, the Board of Supervisors' motion to adopt the community plan included the following:

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.

“Major housing units...approved or completed” includes land use and building permits approved and/or issued for new single-family residences in the plan area. “Major housing units” excludes remodels, additions, accessory structures, and other minor residential development that improve or are associated with existing single-family residences.

From January 1, 2014 through December 31, 2014, the County approved one zoning permit and issued five building permits for new single-family residences in the Mission Canyon plan area. Table 6 summarizes the key information regarding these permits and the associated residences, including location, lot size, residence size, and source of water supply and method of wastewater disposal.

**Table 6: January 1, 2014 – December 31, 2014
Mission Canyon Housing Unit Production**

Unit Type	APN	Building Permit Number	Address	Lot Size (acres)	Unit Size (sq. ft.)	Water	Waste Water
Single-Family	021-010-044	14BDP-00000-00269	2000 Las Canoas Ridge Way	9.33	1,877	Public Water City of SB	Private Septic System
Single-Family	021-010-050	13BDP-00000-00985	2018 Las Canoas Ridge Way	1.00	2,096	Public Water City of SB	Private Septic System
Single-Family	023-290-009	13BDP-00000-01377	1159 Palomino Road	1.83	3,550	Public Water City of SB	Private Septic System
Single-Family	023-310-014	13BDP-00000-01381	1481 Owl Ridge Road	1.96	1,516	Public Water City of SB	Private Septic System
Single-Family	023-330-058	13BDP-00000-00781	2600 Holly Road	1.17	2,977	Public Water City of SB	Private Septic System
Single-Family	023-330-041	14LUP-00000-00135	1425 Mission Canyon Road	1.64	2,780	Public Water City of SB	Private Septic System

6. Redevelopment Activity

All redevelopment agencies in the State of California, including the County of Santa Barbara Redevelopment Agency in Isla Vista (IVRDA), were eliminated on February 1, 2012, pursuant to ABX1 26 (the "Dissolution Act"). On January 10, 2012, the Santa Barbara County Board of Supervisors directed the County to become the "successor agency" to the former IVRDA. As such, the former IVRDA's assets and liabilities are now under the control of the County.

Senate Bill 341 (SB 341) (Chapter 796, Statutes of 2013, effective January 2014) amended Health and Safety Code Section 34176 to address particular provisions and functions relating to former redevelopment agencies and new successor agencies. Specifically, SB 341 requires each successor agency to prepare and submit an annual report on the Low and Moderate Income Housing Asset Fund to both the State Controller and the State Department of Housing and Community Development. SB 341 also prescribes that certain successor agency financial information be included within the comprehensive plan annual progress report. Attachment 3 of this annual progress report addresses the new SB 341 reporting requirements and will be carried forward as a standard reporting item in future annual progress reports.

7. 2015-2016 Work Program

2015-2023 Housing Element Implementation through Annual 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 "work program." The work program lists and describes current and proposed projects that will implement, maintain, and update the Comprehensive Plan.

Attachment 2 of this annual progress report contains the Draft 2015-2016 Work Program. At a minimum, staff recommends that Program 1.16 – Design Residential (DR) Zone Modifications, and Program 1.7 – Isla Vista Master Plan be included in the 2015-2016 Work Program. Implementation of additional programs may be included in the work program depending on funding availability. Staff will present this draft to the Board of Supervisors in April 2015. As part of the County's Fiscal Year 2015-2016 budget process, the Board of Supervisors will ultimately prioritize projects as timely, strategic, and representing an efficient use of limited resources. The Board of Supervisors is expected to take final action on the 2015-2016 Work Program and overall Fiscal Year 2015-2016 County budget in mid-June 2015.

2015-2023 Housing Element Implementation through Zoning Ordinance Amendments

The County is currently preparing a number of zoning ordinance amendments that will implement various programs included in the 2015-2023 Housing Element Update, including Program 2.2 – Special Needs Housing Regulations, Program 2.2 – Farmworker Employee Housing Law Consistency Amendments, Program 2.5 – Fair and Safe Special Needs Housing, Program 2.7 – Definition of Family, and Program 2.8 – Transitional and Supportive Housing. The zoning ordinance amendments will be completed in 2015.

ATTACHMENT 1

California Department of Housing and Community Development Data Tables

Table A – Annual Building Activity Report

Table A2 – Units Rehabilitated, Preserved, and Acquired

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

Table B – Regional Housing Needs Allocation Progress 2009-2014

Table C – 2009-2014 Housing Element Program Implementation Status

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ATTACHMENT 2

Draft 2015-2016 Work Program (Long Range Planning Division)

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ATTACHMENT 3

Housing Successor Annual Report:
Low and Moderate Income Housing Asset Fund
Fiscal Year 2013-2014

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