

**Santa Barbara County
2011 Comprehensive Plan Annual Progress Report**



Planning and Development Department
Long Range Planning Division
123 E. Anapamu Street
Santa Barbara, CA 93101

Acknowledgements

Planning and Development Department

Glenn Russell, Ph.D., Director

Dianne Black, Director, Development Services

Jeff Hunt, Director, Long Range Planning Division

**Santa Barbara County
Comprehensive Plan Annual Progress Report
2011**

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1. Purpose of the Annual Progress Report

In accordance with Section 65400 of the Government Code, the Long Range Planning Division of the County of Santa Barbara Planning and Development Department prepared this annual report for the County Planning Commission, Montecito Planning Commission, County Board of Supervisors, California Office of Planning and Research, and California Department of Housing and Community Development. The Planning Commissions review, file, and provide the report by April 1 to the Board of Supervisors, the Office of Planning and Research, and the Department of Housing and Community Development. The Board of Supervisors then considers the report at a public hearing where members of the public are allowed to provide oral testimony and written comments.

The Planning Commissions and the Board of Supervisors oversee implementation of the Comprehensive Plan. The Long Range Planning Division plays a lead role in carrying out programs and projects to implement the Comprehensive Plan. The Comprehensive Plan includes thirteen elements (seven mandatory elements, five optional elements, plus the Local Coastal Plan). Additionally, the County has adopted seven community plans, two specific plans, and five zoning ordinance documents to help implement adopted goals and policies (see Table 1 below).

This report describes the status of the Comprehensive Plan and the County's progress in implementing the plan and associated elements from January 1, 2011 through December 31, 2011. It also describes the County's progress in meeting its regional housing needs over the reporting period and describes local efforts to remove government constraints to maintain, improve, and develop housing.

Section 65400 of the Government Code also requires this report to use forms prepared by the Department of Housing and Community Development to present various types of housing data. These forms are contained in Attachment A.

The Long Range Planning Division's Annual Work Program is intended to help satisfy the requirements of Section 65400 of the Government Code. The Annual 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 of the following calendar year). This report summarizes programs and projects from the current Annual Work Program. A copy of the County's Draft 2012-2013 Annual Work Program is on file with the Planning and Development Department and will be submitted to the Office of Planning and Research and Department of Housing and Community Development along with this report.

Table 1: Santa Barbara County Comprehensive Plan Elements

Elements	Type	Year Adopted	Most Recent Year Updated
Scenic Highways Element	Optional	1975	1991
Conservation Element	Mandated	1979	2010
Seismic Safety & Safety Element	Mandated	1979	2010
Open Space Element	Mandated	1979	1991
Noise Element	Mandated	1979	1997
Land Use Element	Mandated	1980	2011
Environmental Resource Management Element	Optional	1980	1991
Air Quality Supplement to the Land Use Element	Part of Land Use Element	1981	N/A
Coastal Land Use Plan (Local Coastal Plan)	Mandated Coastal Plan	1982	2006
Hazardous Waste Element	Optional	1990	N/A
Agricultural Element	Optional	1991	N/A
Circulation Element	Mandated	1991	2009
Groundwater Resources Section	Part of Conservation Element	1994	N/A
Energy Element	Optional	1994	N/A
Housing Element	Mandated	2010	N/A
Community and Specific Plans			
Mission Canyon Specific Plan	Part of Land Use and Circulation Elements	1984	In Progress
Montecito Community Plan		1992	N/A
Summerland Community Plan		1992	In Progress
Goleta Community Plan		1993	In Progress
Los Alamos Community Plan		1994	2011
Orcutt Community Plan		1997	In Progress
Toro Canyon Area Plan		2002 - Inland 2004 - Coastal	N/A
Rice Ranch Specific Plan		2003	In Progress
Santa Ynez Community Plan		2009	N/A
Gaviota Coast Community Plan		N/A	In Process

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 basic framework for the seven mandated elements of the Comprehensive Plan, including the Local Coastal Plan, and the minimum required contents for the five optional elements, seven community plans, two specific plans and five implementing zoning ordinances. However, over the decades the County has created an approach that exceeds minimum State requirements based upon extensive public input, technical recommendations from staff, and direction from the Board of Supervisors and Planning Commissions.

Of the seven state-mandated elements that comprise the Comprehensive Plan, the Housing Element is the most regulated and reviewed, underscoring the State-wide importance of providing adequate housing opportunities for residents of all economic levels. State law requires the County to update the Housing Element of the Comprehensive Plan every eight years by identifying demographic and employment trends that affect housing supply and demand; refining programs and policies that support the State's housing goals; and removing local regulatory barriers that result in market failures and ineffective planning. The County's 2009-2014 Housing Element incorporates recent changes in State law affecting a variety of housing policies, including those related to density bonus provisions, second units, farmworker housing, transitional housing, and the State's emerging policies to address climate change. It also evaluates the efficiency, effectiveness, and ongoing applicability of pre-existing policies and programs.

The Comprehensive Plan includes community and specific plans that address issues within defined geographic areas. Community plans have been adopted for Summerland, Montecito, Goleta, Los Alamos, Orcutt, Santa Ynez, and the Toro Canyon area. Specific plans have been adopted for Mission Canyon and Rice Ranch. The County is currently updating several of these plans, including the plans for Eastern Goleta Valley, Summerland, Orcutt, and Mission Canyon. Additionally, the process has begun for creating a community plan for the Gaviota Coast area.

The County zoning ordinances include the County Land Use and Development Code (LUDC), Montecito LUDC, and Coastal Zoning Ordinance (Article II). 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, are standalone documents, although Ordinance 661 is being incrementally phased out and replaced with the LUDC. These documents play a key role in implementing the Comprehensive Plan. Substantial public participation was involved in the drafting and adoption of all these elements and implementing documents.

3. Comprehensive Plan Amendments and Implementation Activities for 2011

The County 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 2011 reporting period are described below.

Ongoing Projects

Agricultural Buffer Ordinance

The purpose of the Agricultural Buffer Program is to protect agricultural lands from conflicting non-agricultural uses. The buffer ordinance will implement several existing goals and policies contained in the County Comprehensive Plan, minimize conflicts between agricultural and non-agricultural land uses with the application of required buffers adjacent to agricultural lands, and specify required buffer widths and the types of uses allowed in the buffer areas. The Board of Supervisors will consider adopting the buffer ordinance in summer 2012.

Climate Action Strategy

The Climate Action Strategy (CAS) provides a community greenhouse gas (GHG) emissions inventory for the unincorporated County and a set of recommendations for use by the County to reduce County-wide GHG emissions as part of a two-phase project beginning with the CAS and followed by an implementing Energy and Climate Action Plan (ECAP). Emission reduction measures cover the varied roles that the County plays in potential GHG reduction and ensure compliance with Senate Bill 97. Emission reduction measures studied in the CAS and under consideration for the ECAP would likely be spread across varying sectors of the economy. The Board of Supervisors approved the CAS in summer 2011. Developing the ECAP will include an analysis of GHG reduction potential and feasibility of the various emission reduction measures and a potential GHG reduction target. Development of the ECAP will continue through summer 2012 with environmental review in fall/winter 2013 and ECAP adoption hearings in winter/spring 2013.

Gaviota Coast Plan

In 2009, the County began preparing the first community plan for the Gaviota Coast area. The Gaviota Coast Planning Advisory Committee (GavPAC) was appointed to receive community input and review and comment on planning issues in the Gaviota Coast. County staff will use this information to help draft the community plan. The GavPAC has begun in-depth discussions of the issues and potential tools necessary to refine existing policies to address the specific needs of the Gaviota Coast. The Gaviota Coast Plan will provide updated policies that are reflective of community value, trends and conditions, and are intended to protect Gaviota's unique characteristics and rural integrity. In addition, the Plan will provide a pathway for the community to address topics such as agricultural stewardship and sustainability, coastal protection, bio-regional planning, watershed protection, cultural resource preservation, design standards, recreation, public access, and scenic resources. Environmental Review of the draft plan is scheduled to be completed in summer 2013 and the Board of Supervisors is expected to adopt the plan in spring 2014.

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 plan to address changed circumstances and various land use planning matters, including sustainable communities, housing, mobility and circulation, open space, agricultural and rural lands, and public services and facilities. The Long Range Planning Division has facilitated a series of public meetings and workshops to review and evaluate the original plan in collaboration with the County-appointed Goleta Valley Planning Advisory Committee (GVPAC). The County released a draft updated plan and initiated environmental review in February 2012. This project will continue with environmental review completed in fall 2013 and adoption of the updated plan in winter 2014.

Housing Element Implementation Programs

During the processing of the County's 2009-2014 Housing Element, the State Housing and Community Development Department (SHCD) communicated its preference for implementing affordable housing requirements through the use of ordinances rather than policies or programs. As a result, the County is currently working to remove its Inclusionary Housing Program from the Housing Element and codify it in a new ordinance. Adoption of the new ordinance is scheduled for fall 2012. The implementation of other Housing Element programs will include amendments to the County's development codes to meet the requirements of certain fair housing laws, development of permits and processes for those seeking reasonable accommodation for disabled persons, and updates necessary to comply with recent State allowances for the permitting of individual farmworker housing units to State-licensed agricultural operations. Work will begin on these other programs following adoption of the Inclusionary Housing Ordinance.

Mission Canyon Community Plan

The Mission Canyon Community Plan project includes preparing a Community Plan, Residential Design Guidelines, and associated Land Use and Development Code ordinance amendments for the Mission Canyon Plan area. The draft Community Plan and Residential Design Guidelines were completed in May 2008 and the Board of Supervisors initiated the environmental review process in October 2008. The Draft Environmental Impact Report is being prepared in-house, relying on four special consultant studies: biological resources, hydraulic evaluation/water distribution, traffic and circulation, and fire hazards analysis. Adoption hearings are anticipated in winter 2013.

Mobile Home Park Conversion Ordinance

California Government Code 65863.7 requires a person or entity proposing the closure of a mobilehome park to file a report with the local jurisdiction on the impacts of the closure upon the park residents. The law also allows the local jurisdiction to require the person or entity to take steps to mitigate any adverse impacts of the closure on park residents so long as the steps taken do not "exceed the reasonable costs of relocation."

The County is preparing an ordinance to institute regulations that specify and clarify the process for closing a mobilehome park within the unincorporated County. The ordinance would require a mobilehome park owner to obtain a Conditional Use Permit before closing a mobilehome park. The submittal requirements would include a "closure impact report" assessing the impacts of

park closure on the park residents and a plan to mitigate those impacts. The mitigation of impacts would be addressed through the review and approval of the Conditional Use Permit. The Board of Supervisors is scheduled to consider adopting the ordinance in spring 2012.

Orcutt Community Plan Amendments

The purpose of this project is to amend three aspects of the Orcutt Community Plan (OCP) related to flood control, wetland delineation, and traffic and circulation within Old Town Orcutt. Specifically, the OCP contains a policy on regional drainage basins which, in most cases, has proven infeasible to implement. This amendment removes the ineffective policy and creates flexibility for individual situations. Additionally, in 2008, an appellate court ordered the County to remove a wetland delineation applied to properties identified in the OCP as Key Site 22. This amendment removes the delineation. Finally, after adoption of the OCP, the County acted to implement OCP policies that create a revitalized, traffic-calmed, pedestrian friendly downtown in Old Town Orcutt by reducing travel lanes from four to two, striping for angle-in parking, and adopting the Old Town Orcutt Streetscape Concept Plan. The County anticipates the traffic calming efforts along Clark Avenue will eventually lead to lower traffic speeds to a point which exceeds the road's current level of service standard. This amendment lowers that level of service standard in keeping with the pedestrian-friendly policies of the Community Plan. The Board of Supervisors is expected to conduct hearings on the proposed amendments in spring/summer 2012.

Senate Bill 375 (SB 375) Pre-Planning

The passage of Senate Bill 375 (SB 375) has tremendous potential to influence the process and outcomes of local agency land use and transportation planning. This legislation links regional transportation planning and land use planning with green house gas reduction and the State Regional Housing Needs Allocation (RHNA). This legislation is intended to reduce greenhouse gas emissions that result from vehicle traffic by shortening the average commuting distance between residences and workforce centers. A secondary goal of this legislation is to reduce sprawl. These goals are likely to be achieved by shifting housing allocations from rural regions which have limited employment opportunities to urban areas and cities which have established workforce centers. In late 2009, the Santa Barbara County Association of Governments (SBCAG) voted to change the housing cycle from a 5-year to an 8-year period to better align with the Regional Transportation Plan (RTP) cycle. In September of 2010, the California Air Resources Board set SBCAG's regional greenhouse gas reduction target at zero net increase in per capita emissions. SBCAG is updating its RTP and preparing a Sustainable Communities Strategy (SCS), per the requirements of SB 375, which will influence the next cycle of RHNA numbers.

The County will continue to work with SBCAG on the implementation of SB 375. This effort includes continued discussion and coordination with SBCAG and its member jurisdictions to prepare the SCS that will align the RTP with the RHNA and regional greenhouse gas reduction targets. By staying involved in the development of the SCS, the County will be better positioned to analyze information and provide input to ensure the SCS, RTP and the RHNA allocation to local jurisdictions are developed consistent with County policy. This will also help the County prepare its 2015-2023 Housing Element that must reflect the RHNA numbers.

Summerland Design Guidelines and Community Plan Update

In October of 2004, the County's Board of Architectural Review (BAR) and Summerland community members held a forum to discuss the need for better building design, scale, and compatibility of many new downtown projects within the existing commercial corridor of Lillie Avenue. The Summerland Planning Advisory Committee (SunPAC) was formed in November 2007 and began working to fine-tune the existing 1992 BAR Design Guidelines. Both the Commercial and Residential Design Guidelines are now complete, as is an update to the traffic chapter of the community plan. The County expects to complete environmental review in spring 2012 and conduct adoption hearings in summer 2012. The Summerland plan area is largely within the Coastal Zone. Therefore, the updated plan, guidelines, and zoning ordinance amendments cannot go into effect until certified by the Coastal Commission. This process could take 12 months or more.

Santa Claus Lane Beach Access, Parking and Street Improvements

This project consists of master planning for streetscape improvements, beach access, and parking for an approximately one-half mile segment of frontage road located between Summerland and Carpinteria (Santa Claus Lane). First phase efforts include preparing preliminary plans for multimodal circulation improvements, parking, and landscaping; coordinating with Caltrans; identifying required permits; estimating project costs, and scoping environmental issues. Second phase efforts will include continued coordination with Caltrans and applying for required permits, initiating environmental review, and identifying funding options for construction. The permit application process and environmental review is expected to take place throughout 2012 and 2013.

Winery Ordinance Update

The County Land Use and Development Code currently regulates wineries and sets standards for development for uses at wineries, such as wine-tasting, food service, and special events. The existing ordinance sets a three-tier permit track for such uses. The current update includes a review and potential amendments to permit requirements and development standards for wineries and associated activities including wine-tasting, food service, events, and sale of nonagricultural products. Ordinance revisions may also consider establishing standards for reporting and monitoring, minimum premise size and planted vineyard acreage for wine tasting rooms and/or events, and parameters for assessing cumulative effects of proposed wineries. Environmental review is anticipated in fall of 2012 with adoption hearings in winter of 2013.

Hollister Avenue/Upper State Street Streetscape Improvement Plan

This landscape and streetscape plan would prescribe public improvements of Hollister Avenue/Upper State Street from Auhay Drive to the Santa Barbara city limit (approximately 1.7 miles). Development of the streetscape improvement plan would coincide 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 final project would incorporate required engineering and roadway geometrics and would include lighting, seating, landscape, hardscape and transit structures for this busy transportation corridor. This project would increase the attractiveness of the area, foster commercial and residential vitality, and improve circulation, walkability, and transit opportunities for this important regional "gateway" corridor between the City of Santa

Barbara and the Goleta Valley. Public outreach is planned to take place in spring 2012, with completion of environmental review and adoption phases anticipated by spring 2013.

Isla Vista Parking Program

Isla Vista has been affected by insufficient on-street parking since the 1970s. Numerous planning studies have identified a severe shortage of on-street parking spaces during periods when UCSB is in session. In addition to Isla Vista residents, some student and staff commuters park in Isla Vista during school hours and some students who reside in on-campus dormitories park in Isla Vista rather than on campus for multiple days and weeks. This program will implement a comprehensive parking strategy for Isla Vista to reduce non-resident use of on-street parking thereby relieving congestion and increasing the safety of streets throughout the community. The additional on-street parking will also result in greater public access to the coast. This program requires a Coastal Development Permit. The County is expected to complete the permit review process by December 2012.

Isla Vista Master Plan California Coastal Commission Certification

In 2007, the Board of Supervisors approved the Isla Vista Master Plan and accompanying zoning ordinance amendments and submitted them to the California Coastal Commission for certification. Isla Vista is located in the Coastal Zone and, therefore, the master plan and ordinance amendments cannot take effect until they have been certified by the Coastal Commission. Coastal Commission staff initially identified several issues that the County needed to address before the submittal could be deemed complete. After three rounds of review, only a few issues remain. P&D staff will respond to the remaining issues and resubmit the master plan and zoning ordinance amendments for reprocessing to the Coastal Commission. Once deemed complete, the Coastal Commission staff will have up to 14 months to review the submittal and present the master plan and ordinance amendments to the Coastal Commission for certification at a public hearing. Planning Commission and Board of Supervisors hearings on the plan are anticipated in fall/winter 2012.

Completed Projects

Los Alamos Community Plan Update

On April 15, 2010, the Los Alamos Planning Advisory Committee (LAPAC) unanimously recommended certification of the Final EIR and adoption of a new Community Mixed Use Los Alamos (CM-LA) zone district, a new form-based code, and revised design guidelines for the downtown Bell Street Corridor of the unincorporated community of Los Alamos. Two County Planning Commission hearings were held on the proposed Final Los Alamos Community Plan (LACP) on August 11, 2010 and October 13, 2010. In response to questions from the County Planning Commission, Long Range Planning staff prepared additional analysis of existing and projected future downtown parking supply and refined community plan policies addressing the timing and funding of future on-street parking. The County Planning Commission unanimously recommended that the Board of Supervisors adopt the final LACP with minor refinements to the sections on parking, drainage, permitted uses, and public facilities. The Board unanimously voted to adopt the LACP on February 15, 2011.

4. Housing Element Activity

Regional Housing Needs Assessment (RHNA)

2007 – 2014 RHNA Requirements

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

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

There are many approaches to facilitate the provision of units at these income levels. At a minimum, each jurisdiction is expected to demonstrate that there is land zoned with sufficient capacity to accommodate projected housing needs at the densities required to meet the affordability requirements mandated by State law. The land inventory conducted in the 2009-2014 Housing Element shows that the County can meet this requirement, as well as a 215 unit un-accommodated need from the previous RHNA cycle.

Affordable Housing Categories and Income Limits

For this report, affordable housing was broken down into three categories: Very Low Income, Low Income, and Moderate Income. Each category was based upon a percentage of median income for Santa Barbara County, adjusted for household size, with a four-person household being the baseline. The income limits are updated annually by the U.S. Department of Housing and Urban Development (HUD) and are used to create the income eligibility limits used by the State Department of Housing and Community Development (HCD). Qualifying income limits for each group are based on household size. HCD-determined annual gross income limits for Santa Barbara County households in 2011 are shown in Table 2 below.

2011	Number of Persons in Household				
	1	2	3	4	5
Very Low Income	25,350	28,950	32,550	36,150	39,050
Low Income	40,500	46,300	52,100	57,850	62,500
Median Income	50,600	57,850	65,050	72,300	78,100
Moderate Income	60,700	69,400	78,100	86,750	93,700

Source: California Department of Housing & Community Development
http://www.hcd.ca.gov/fa/mprop/2011_IncomeLimits.pdf

Housing Production in Context with County Housing Policy

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

Annual Report Housing Tables

Government Code 65400 requires the annual report to use forms adopted by the Department of Housing and Community Development (HCD). These forms include an Annual Building Activity Report, a review of the County's progress in meeting its Regional Housing Needs Allocation, and an update on implementation of the Housing Element. These HCD-provided forms are included in this report as Attachment A.

2011 Housing Production Progress

The County's efforts to facilitate housing production in 2011 focused on implementation of the 2009-2014 Housing Element. The Element includes numerous programs that seek to make housing available to all segments of the population. For example, Program 1.2 will increase the effectiveness of the County's Inclusionary Housing Program (IHP) by detaching the program from the Housing Element and reestablishing it as an ordinance, allowing for greater flexibility when IHP modifications are necessary. County staff began preparing the ordinance in 2011 and anticipates local adoption by fall 2012. Similarly, Program 2.3 will amend the County's development code to be consistent with the State Health and Safety Codes concerning the definition of farmworker housing and farmworker group quarters. Program 2.5 will incorporate a Reasonable Accommodation procedure into the County's development codes which will provide opportunities for administrative relief for housing projects that accommodate the needs of persons with disabilities and their families.

Table 3 identifies residential development projects permitted in 2011. A total of 199 units were permitted in 2011, with about 50% affordable to low and very-low income residents. Eighteen mobilehomes, ten residential secondary units, and two farm employee dwellings were permitted as part of the 199 units. Combined with other affordable housing efforts, such as non-profit projects and mixed-use development, and despite the precipitous decline in new construction and permit activity due to the economic downturn, the County remains committed to meeting its mandated share of regional housing needs.

	Very-Low	Low	Moderate	Above Moderate	Total
<i>Approved Housing Projects</i> Jan 1, 2011 – December 31, 2011	2	98	65	34	199*

* Total includes: 10 Residential Secondary Units, 18 Mobilehomes and 2 Farm Employee Dwellings

The Creekside Village project in Los Alamos was a particularly significant success for residential development in 2011. Construction began on the project in April 2011 to produce 38 units, affordable to low income households, and it is anticipated that the units will receive Occupancy Clearance and have residents occupying them by fall 2012. The developers are the Surf Development Company and The Housing Authority of the County of Santa Barbara, two organizations committed to the development of affordable housing within the County, with funding contributed in part by Santa Barbara County. The project will create much needed housing for agricultural workers in the surrounding area.

Permit Activity within Isla Vista

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

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

The Isla Vista plan area is located in the Coastal Zone and, therefore, the IVMP and accompanying zoning ordinance amendments cannot take effect until they have been certified by the Coastal Commission. The Board of Supervisors has approved the IVMP and zoning ordinance amendments and submitted them to the Coastal Commission. The County anticipates that the Coastal Commission will consider certifying the IVMP and zoning ordinance amendments by summer 2014.

This ongoing effort to achieve CCC certification has not prevented the IVMP from having a positive impact upon the County's generation of new housing opportunities. As illustrated in Table 4 below, in 2011 the County issued building permits for three separate projects with 71 units of total housing within the Isla Vista plan area, including fourteen units that will be deed-restricted affordable housing. In addition to this development, the County made progress in 2011 and early 2012 towards the eventual permitting of additional projects which will result in another 114 units, including 47 affordable units. This includes the approval of the St. George project, which will produce 56 units, and the Icon Gardens Mixed Use project, which will produce 24 units in a mixed-use building. These projects show that the IVMP is facilitating the construction of housing as intended, despite delays in CCC certification.

Project	Total Units Permitted	Deed-Restricted Units
Paradise Ivy	24	6
Icon	22	3
Trigo Loop	25	5
Total	71	14

Countywide Efforts to Increase Housing Opportunities

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

Action	Description	Date	Effect
Los Alamos Community Plan (LACP) Adoption	Created expanded capacity for mixed-use residential development along the Bell Street corridor.	Board Adopted 2/15/11	Increased capacity for potentially affordable housing by 288 units.
Cavaletto Tree Farm Housing Project	Rezoned 26 acres to residential zoning and subdivides property into 70 lots of varying sizes.	Recommended by Planning Commission 2/1/12	Will produce 135 new units, including 24 affordable units.
Eastern Goleta Valley Community Plan	Initiated environmental review on a plan that could rezone multiple sites to residential zoning.	Initiated by Board of Supervisors 2/21/12	Studying potential increased housing capacity of 626 units, including 568 affordable units.

5. Annual Work Program Management

Proposed Amendments to the Comprehensive Plan and Implementation Activities

The Planning Commissions and the Board of Supervisors oversee the effectiveness and implementation of the Comprehensive Plan through the annual review, adoption, and funding of the Long Range Planning Division's Annual Work Program. The Draft 2012 – 2013 Annual Work Program outlines projects that could be prioritized by the Planning Commissions and Board of Supervisors as timely, strategic and which represent an efficient use of limited resources. The final adopted Annual Work Program may be affected by current budget constraints. Table 1 at the beginning of this report identifies the existing Comprehensive Plan Elements and the year of their adoption. The Draft 2012 – 2013 Annual Work Program identifies the list of current and proposed projects that will effectively implement, maintain, and update the Comprehensive Plan. The Draft 2012-2013 Annual Work Program has been presented to the Planning Commissions and will be presented to the Board of Supervisors in spring 2012, and a copy will be submitted to the State with this Comprehensive Plan Annual Progress Report.

ATTACHMENT A

State Department of Housing and Community Development Data Tables

Table A – Annual Building Activity Report

Table A2 – Units Rehabilitated, Preserved, and Acquired

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

Table B – Regional Housing Needs Allocation Progress 2007-2014

Table C – 2009-2014 Housing Element Program Implementation Status

Note:

The Long Range Planning Division's Draft 2012-2013 Annual Work Program has been presented to the Planning Commissions and will be presented to the Board of Supervisors in spring 2012. It is on file with Hearing Support at the Planning and Development Department. The Draft 2012-2013 Annual Work Program will be submitted to the State with this Comprehensive Plan Annual Progress Report.

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction Santa Barbara County

Reporting Period 1-Jan-11 - 31-Dec-11

Table A

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

Housing Development Information								Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions	
1	2	3	4				5	5a	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development	Deed Restricted Units	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
			Very Low- Income	Low- Income	Moderate- Income	Above Moderate- Income			See Instructions	See Instructions	
Goleta											
559-243-069	MH	O		1			1			1	
559-244-030	MH	O		1			1			1	
077-030-025	MH	O		1			1			1	
061-201-003	SU	R		1			1			1	
559-181-065	MH	O		1			1			1	
559-162-040	MH	O		1			1			1	
559-183-001	MH	O		1			1			1	
559-243-003	MH	O		1			1			1	
559-161-046	MH	O		1			1			1	
559-240-005	MH	O		1			1			1	
069-481-004	SU	R		1			1			1	
559-243-024	MH	O		1			1			1	
559-180-013	MH	O		1			1			1	
559-182-017	MH	O		1			1			1	
559-244-035	MH	O		1			1			1	
559-243-076	MH	O		1			1			1	
559-182-008	MH	O		1			1			1	
559-160-091	MH	O		1			1			1	
Isla Vista											

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

Jurisdiction Santa Barbara County
Reporting Period 1-Jan-11 - 31-Dec-11

075-112-016	5+	R		6	18		24			6	
075-173-023 & 075-173-024	5+	R		3	19		22			3	
075-173-003 & 075-173-026	5+	R		5	20		25			5	
Lompoc											
098-011-008	SF	O		1			1				1
098-010-007	SF	O		1			1				1
098-011-005	SF	O		1			1				1
098-011-006	SF	O		1			1				1
098-011-007	SF	O		1			1				1
098-011-016	SF	O		1			1				1
098-011-017	SF	O		1			1				1
099-131-027	SF	O		1			1				1
098-010-004	SF	O		1			1				1
098-010-005	SF	O		1			1				1
098-011-018	SF	O		1			1				1
098-011-019	SF	O		1			1				1
098-010-002	SF	O		1			1				1
098-010-003	SF	O		1			1				1
098-010-001	SF	O		1			1				1
098-011-020	SF	O		1			1				1
Los Alamos											
101-130-021	MH	O		1			1				1
101-110-035	2-4	R		2			2		Housing Authority		
101-110-035	2-4	R		3			3		Housing Authority		
101-110-035	5+	R		7			7		Housing Authority		
101-110-035	5+	R		6			6		Housing Authority		
101-110-035	5+	R		5			5		Housing Authority		
101-110-035	5+	R		5			5		Housing Authority		
101-110-035	5+	R		5			5		Housing Authority		

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101-110-035	5+	R		5			5		Housing Authority		
133-100-031	SF	R	1				1				Farm Emp. Dwelling
Orcutt											
103-790-001	SF	O		1			1				1
103-790-019	SF	O		1			1				1
105-400-033	SF	O		1			1				1
105-400-034	SF	O		1			1				1
105-400-035	SF	O		1			1				1
105-400-022	SF	O		1			1				1
105-400-023	SF	O		1			1				1
105-115-002	SF	O		1			1				1
107-210-071	SF	O		1			1				1
105-380-022	SF	O		1			1				1
Santa Ynez											
137-090-057	MH	O		1			1				1
141-430-021	SF	R	1				1				Farm Emp. Dwelling
(9) Total of Moderate and Above Moderate from Table A3 ▶▶					8	34	42				
(10) Total by income Table A/A3 ▶▶				2	98	65	34	199			
(11) Total Extremely Low-Income Units*											

* Note: These fields are voluntary

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

Please note: Units may only be credited to the table below when a jurisdiction has included a program in its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity	0	0	0	0	
(2) Preservation of Units At-Risk	0	0	0	0	
(3) Acquisition of Units	0	0	0	0	
(5) Total Units by Income	0	0	0	0	

* Note: This field is voluntary

Table A3
Annual Building Activity Report Summary for Moderate and Above Moderate-Income Units (not including those units reported on Table A)

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total
No. of Units Permitted for Moderate	0	0	0	8	0	8
No. of Units Permitted for Above Moderate	34	0	0	0	0	34

* Note: This field is voluntary

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Table C
2009-2014 Housing Element Program Implementation Status

Program Description (By Housing Element Program Names)	Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including progress in removing regulatory barriers as identified in the 2009-2014 Housing Element.		
Name of Program	Objective	Deadline in H.E.	Status of Program Implementation
Program 1.2 - Inclusionary Housing Program Ordinance	Enhance Diversity, Quantity and Quality of Housing Supply	November 2012	Staff is currently drafting an ordinance, with adoption anticipated by the end of 2012.
Program 1.3 - Community Planning	Enhance Diversity, Quantity and Quality of Housing Supply	Varies	Los Alamos Community Plan was adopted Feb. 15, 2011; Goleta Community Plan environmental review initiated February 21, 2012.
Program 1.9 - Support Energy Efficiency	Enhance Diversity, Quantity and Quality of Housing Supply	November 2013	County HCD emPower program is currently in operation.
Program 1.10 - Compliance with State Density Bonus Law	Enhance Diversity, Quantity and Quality of Housing Supply	November 2013	Implementation will commence subsequent to completion of Program 1.2.
Program 1.13 - Annual Update on Isla Vista Production	Enhance Diversity, Quantity and Quality of Housing Supply	Annually	Information included in the Comprehensive Plan Annual Progress Report
Program 2.3 - Amend LUDC for Farm Employee Dwellings	Expand Special Needs Housing	November 2014	Complete; LUDC amended in June 2010
Program 2.5 - Reasonable Accommodation Policy	Expand Special Needs Housing	November 2014	Implementation will commence subsequent to completion of Program 1.2.
Program 3.2 - Bolster Fair Housing Public Outreach	Provide Fair Access to Housing	November 2013	Implementation will commence subsequent to completion of Program 1.2.
Remaining 2009-2014 Housing Element Programs	Various	N/A	All other programs are implemented via continuous County services.