



Planning and Development Department
LONG RANGE PLANNING DIVISION

2023-2031 HEU BRIEFING

County Board of Supervisors
April 4, 2023



HEU Process

- Housing Element Process and Timelines
 - 30-day public review; ended March 1st
 - Draft submitted to State March 31st for 90 day review
 - Program EIR
 - Adoption Hearings for Housing Element
 - Hearings on Required Rezones

Public Comment



Public Comments

- Over 430 public comments received
 - Support for affordable, worker, and more housing
 - Support for Glen Annie development
 - Support for rezones
 - Allow housing on ag land
 - Infrastructure and traffic concerns

Public Comments

- Opposition to South Patterson Ag Block rezones
- Opposition to Carpinteria allocation and housing
- Opposition to Glen Annie rezone and Goleta allocation
- Promote sustainable development
- Revise sites inventory and buildout capacity
- Water supply considerations
- New site suggestions

Update on Changes to HEU



Housing Element Revisions

- New Program – Rental Housing Incentive Ordinance
- Update Program 5 – Tools & Incentives for High Quality Affordable Housing
 - Study options for long-term funding source for affordable housing
- Update Program 10 – ADUs
 - Increase expected unit count from 100 to 150

Housing Element Revisions

- Update Program 16 – Reduction of Governmental Constraints
 - Amend MGMO to facilitate housing in Montecito needed to meet RHNA

19 New Sites



South County Sites

- 7 new county owned sites
 - 3 at the Calle Real Campus
 - 2 at the Hollister Campus
 - 2 in downtown Santa Barbara
- 2 new sites in Montecito
 - Employee housing - Miramar Rosewood Hotel
 - Employee housing - Biltmore Hotel

South County Sites (cont.)

- 1 new site in Isla Vista
 - Friendship Manor property
- 3 UCSB faculty/staff housing projects on campus
 - Ocean Road Project (540 units)
 - Devereux North Knoll (125 units)
 - Ocean Walk (70 units)

South County Sites (cont.)

- 2 sites in Eastern Goleta Valley
 - Montessori School property
 - Tatum property
- 1 new site in Carpinteria
 - Bailard property

North County Sites

- 1 site in Vandenberg Village
 - Apollo Way
- 2 new sites in Orcutt
 - KS11
 - Element Church property
- 1 Adjustment in Orcutt - move MRO from KS 3 to KS 1 (no unit increase)

New Sites - Additional Units

- 19 new sites could accommodate 2,151 units:
 - 518 lower income
 - 666 moderate income
 - 967 above moderate income (market)
- Expands range of rezone options for BOS

Future Mixed-Use Units

- Secondary list of commercially zoned properties
- Properties will benefit from:
 - Program 16 – Modernization of Commercial zones
 - New State laws - AB 2011 and SB 6
- Future housing anticipated on non-vacant commercial sites
- Local list of sites - not seeking HCD approval
- If housing is developed, will contribute toward meeting allocation

Public Outreach/Participation



Public Outreach/Meetings

- Meetings:
 - City of Carpinteria
 - City of Goleta
 - League of Women Voters Forum
 - SBCAN
 - Sierra Club, CEC, SB Chamber of Commerce
 - Coastal Housing Coalition
 - Grand Jury

Public Outreach/Meetings

- CPA
- Carpinteria Valley Association
- Press Interviews:
 - Carpinteria Coastal View UCSB Nexus
 - Independent SM Sun
 - Noozhawk KEYT, KCOY
 - Channel News (CC)
 - Berkshire/Hathaway Radio

Next Steps



Housing Element Process – Next Steps

- State HCD Review/Response
- PEIR preparation – release for public review Summer
 - Two public comment hearings
- Summer/Fall 2023: Housing Element Adoption
 - PC Hearing
 - BOS Hearing
- Summer/Fall/Winter 2023-24: Rezones
 - PC Hearing
 - BOS Hearing

Questions

