

ATTACHMENT

**2020 General Plan Annual Progress Report**

City of Santa Barbara

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1. General Plan Mitigation Monitoring and Reporting Program Status
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# 1. Introduction

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Recent amendments to State law (Senate Bill (SB) 1333, effective 2019) require the City to submit a General Plan Annual Progress Report (APR) to the State Office of Planning and Research (OPR) and Housing and Community Development (HCD) each spring. This General Plan APR satisfies that requirement by providing an overview of General Plan implementation in calendar year 2020 and comparing it to State guidance and the General Plan’s Vision of a Sustainable Santa Barbara.

The City previously reported on General Plan implementation through the annual General Plan Implementation and Adaptive Management Program (AMP) Report, which included in-depth analysis of specific discussion topics, like growth management and greenhouse gas emissions. This General Plan APR replaces the General Plan Implementation and AMP Report and, in compliance with state guidelines, includes a broader reporting on calendar year actions that implement the entire General Plan. Specific topics include:

- Compliance with OPRs 2017 General Plan Guidelines
- Housing Element Annual Progress Report Summary
- General Plan Implementation Projects and Zoning Ordinance Amendments
- General Plan Mitigation Monitoring and Reporting Program Status (Attachment 1)

## General Plan Elements

State law requires all cities and counties in California to adopt a General Plan, comprised at minimum of seven mandated “Elements,” that addresses physical development within its jurisdiction. In 2011, the City of Santa Barbara adopted the *Plan Santa Barbara General Plan*. This process resulted in a new General Plan Introductory Framework, comprehensively updated Land Use Element, and a new set of goals and policies for the remaining Elements. The 2011 General Plan update reorganized the Elements, consistent with the Introductory Framework for Sustainability (and State law), and compiled six previous volumes into one document as follows:

**Table 1-1: General Plan Elements**

Element	Last Updated	Other Components
Land Use	2011	
Housing	2015	
Open Space, Parks, and Recreation	2011	1972 Open Space Element 1982 Parks and Recreation Element
Economy and Fiscal Health	2011	

Element	Last Updated	Other Components
Historic Resources	2012	
Environmental Resources	2011	1979 Conservation Element 1979 Noise Element
Circulation	2011	1997 Circulation Element
Safety	2013	

## The 2011 General Plan Vision

The City’s 2011 General Plan was shaped through extensive community dialogue, which identified key community issues/concerns, or “Policy Drivers.” The Policy Drivers include:

- Growth Management;
- Energy and Climate Change;
- Historic and Community Character;
- Public and Community Health; and
- Economic and Fiscal Health.

The General Plan responds to the Policy Drivers by providing direction through the General Plan’s goals, policies, and possible implementation actions to achieve the “Vision of a Sustainable Santa Barbara,” which is a statement of Santa Barbara’s desired future conditions, values, and characteristics.

Vision of a Sustainable Santa Barbara
<p>Santa Barbara strives to become a more sustainable community. All members of the Santa Barbara community are stewards, and we accept that responsibility with the understanding that change is inevitable, that perfection can only be pursued, that there will always be a dynamic tension between our many goals, and achieving a momentary balance between them is a never-ending challenge.</p> <p>The City, residents, businesses, developers and community organizations envision working together to achieve the following:</p> <p><i>Sustainability:</i> Becoming more sustainable by managing wise use of resources.</p> <p><i>Community Health:</i> Providing a physical environment that is healthy, and encourages healthy, active living.</p> <p><i>Environment:</i> Protecting and enhancing the scenic beauty of Santa Barbara’s natural setting and built environment which is intrinsic to our appreciation and enjoyment of the City. At the same time, improving on conservation of resources such as, energy, water, open space, and native habitat, through innovation and determination.</p> <p><i>Growth:</i> Managing growth within our limited resources, and in so doing, retaining the desirable aspects of the physical city without sacrificing its economic vibrancy and demographic diversity.</p> <p><i>Community Design:</i> Carrying on the tradition of preserving open space for public enjoyment, preserving historic buildings, and the continuity of emblematic architecture in new development and redevelopment.</p> <p><i>Historic Resources:</i> Preserving and enhancing historic resources now and in the future.</p> <p><i>Housing:</i> Allowing as much housing as possible within resource limits to provide an array of lifestyle options for a demographically and economically diverse resident population.</p> <p><i>Transportation:</i> Creating a diverse transportation network that serves our community’s economic vitality, small-town feel, a variety of housing options, economic stewardship, and healthy lifestyles.</p>

## Vision of a Sustainable Santa Barbara

*Public Services and Facilities:* Understanding that public services and facilities are limited resources, in particular with respect to financial considerations, explore technological solutions to safeguard, improve and expand the natural resources of Santa Barbara, while applying innovation to maintain or improve the quality of life and protect the natural environment.

*Economy:* Seeking stability through diversity, and balance between serving residents and visitors or non-resident investors, consistent with our environmental values and the need to be sustainable and retain unique character.

*Civic Participation:* Believing the best decisions are made with the greatest community participation. We know that full consensus is rare, but greater participation, where people have an opportunity to be heard and all opinions are respected, will achieve greater understanding, acceptance and appreciation which are so essential to our sense of community.

Over the next 20 years, these are the values for Santa Barbara to increasingly reflect in all its manifestations: physical, cultural and social, and through its General Plan.

## General Plan Update Requirements per State Legislation

The State has adopted several amendments to Government Code §65302 that has added new statutory requirements to the required Elements of the General Plan or in General Plan APRs as follows:

### *SB 379 – adopted 2015*

Requires the Safety Element to include a climate change vulnerability assessment, measures to address vulnerability, and comprehensive hazard mitigation and emergency response strategies. SB 379 builds upon the requirements of AB 162, which requires flood protection to be considered in the Safety Element, and SB 1241, which requires fire protection considerations. Addressing these topics is required upon the next revision of a local hazard mitigation plan on or after January 1, 2017, or, if the local jurisdiction has not adopted a local hazard mitigation plan, beginning on or before January 1, 2022.

### *SB 1000 – adopted 2016*

Requires either a separate new Environmental Justice Element, or related goals, policies, and objectives integrated into other Elements, if the jurisdiction has a disadvantaged community according to the Office of Environmental Health Hazard Assessment's CalEnviroScreen tool. According to the SB 535 Disadvantaged Communities map (using CalEnviroScreen 3.0 results, updated June 2018), the County and City of Santa Barbara have no designated disadvantaged communities (most are found in the San Joaquin Valley).

While the City is not required to prepare an Environmental Justice Element, the General Plan contains a number of policies that align with OPR's Environmental Justice Completeness Checklist, including the Environmental Resources Element's climate change, food access, and Highway 101 setback policies, and the Housing Element's equal housing and civic engagement policies.

### *AB 168 – adopted 2020*

AB 168 requires new information on the City's responsibility to consult with California Native American tribes, and to identify and protect, preserve, and mitigate impacts to specified places, features, and objects, pursuant to specified law when adopting or amending the General Plan or Open Space Element.

If the City received funding pursuant to the Local Government Planning Support Grants Program, AB 168 requires an annual report by April 1 on the status of the use of funds and corresponding impact on housing. The report can be separate or included with the General Plan APR.

## 2. General Plan Compliance with OPR’s General Plan Guidelines and State Legislation

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In 2017, OPR published new General Plan Guidelines with detailed information on statutory requirements of the mandated general plan elements, including compliance with the new environmental justice mandate. The City’s 2018 General Plan Implementation and Adaptive Management Program Report evaluated the General Plan’s elements to OPR’s “Completeness Checklist” of statutory requirements. The purpose was to prioritize future General Plan Update work efforts and to determine if the General Plan’s “evolving set of policies that can adjust to new issues” should be modified to meet state mandates, to respond to new state and local planning priorities, or to react to emerging climate change indicators or other physical changes in the City. As noted in the Introduction, state legislation has led to several new reporting requirements, included herein.

The City’s existing General Plan mostly complies with OPR’s 2017 Completeness Checklist, including required content and statutory requirements, but there are some areas that can be expanded, clarified, and/or updated to further the community towards the General Plan’s Vision and improve the usability of the document. The Housing Element is the only element that requires a complete periodic update, every eight-years, concurrent with SBCAG’s update to the Regional Transportation Plan. Portions of the Safety Element are required to be reviewed and updated when the Local Hazard Mitigation Plan and/or Housing Element are updated. The other elements are updated with direction from City Council and included in the work program.

Table 2-1 summarizes topics that are missing from the City’s General Plan and recommendations for compliance with OPR’s Guidelines, organized by the state mandated general plan elements.

**Table 2-1: Topics Missing from the City’s General Plan**

Element	Missing Topics	Recommendations for Compliance
Land Use (2011)	Flooding Impacts per Land Use Category	<ul style="list-style-type: none"> <li>• Include analysis in next update</li> <li>• Annually review areas subject to flooding identified by FEMA or Dept. of Water Resources per Govt. Code §65302(a)</li> </ul>
	Private Educational Facilities	<ul style="list-style-type: none"> <li>• Amend General Plan Map to identify private educational facilities</li> <li>• Document school population data, facility needs, and joint use arrangements</li> </ul>
	Solid and Liquid Waste Disposal	<ul style="list-style-type: none"> <li>• Cross reference existing facility inventories</li> </ul>



Element	Missing Topics	Recommendations for Compliance
		<ul style="list-style-type: none"> <li>• Consider food waste recovery and similar infrastructure needs</li> </ul>
	Land Use Designation	<ul style="list-style-type: none"> <li>• Amend General Plan Open Space land use designation to match Govt. Code definition</li> </ul>
<b>Circulation (2011/1997)</b>	Public Utilities	<ul style="list-style-type: none"> <li>• Update and cross reference to energy conservation policies</li> </ul>
	Funding and Implementation	<ul style="list-style-type: none"> <li>• Prioritize implementation and identify funding sources</li> </ul>
	Maps, Transit, and Resiliency	<ul style="list-style-type: none"> <li>• Identify gaps in transportation network connectivity</li> <li>• Include maps</li> <li>• Identify target areas to incentivize transit use</li> <li>• Include resiliency plans for transportation systems</li> </ul>
<b>Housing (2015, scheduled for an update in 2023)</b>	Outreach	<ul style="list-style-type: none"> <li>• Expand outreach process to better engage all economic segments of the community</li> </ul>
<b>Conservation (1979) Environmental Resources Element (2011)</b>	General	<ul style="list-style-type: none"> <li>• Update entire element to remain relevant</li> <li>• Consolidate existing multiple elements into one</li> <li>• Incorporate recent State law direction on Tribal consultation and policies for protection of specified Native American places, features, and objects listed in the Gov't Code</li> </ul>
<b>Open Space (2011/1972)</b>	Inventory and Map	<ul style="list-style-type: none"> <li>• Prepare an inventory and map (if relevant) of:</li> <li>• Open space as defined in the Gov't Code</li> <li>• Open space necessary for groundwater basin recharge</li> <li>• Open space that requires special management due to hazardous conditions</li> <li>• Open space prioritized as fuel breaks</li> <li>• Open space for tribal resources identified in the Gov't Code</li> <li>• Areas prioritized as future acquisition as publicly owned open space</li> </ul>

Element	Missing Topics	Recommendations for Compliance
Noise (1979)	General and Maps	<ul style="list-style-type: none"> <li>Update as a stand-alone element (currently within the Environmental Resources Element)</li> <li>Conduct updated noise contour mapping.</li> </ul>
Safety (2013)	Flooding	<ul style="list-style-type: none"> <li>Review, consolidate, and update multiple sources of flood mapping; incorporate by reference as necessary</li> </ul>
	Fire	<ul style="list-style-type: none"> <li>Update per climate change impacts</li> <li>Incorporate Community Wildfire Protection Plan by reference</li> <li>Evaluate peakload water supply impacts</li> </ul>
	Climate Change	<ul style="list-style-type: none"> <li>Update and incorporate relevant documents and other work efforts by reference</li> </ul>
	Post-Disaster	<ul style="list-style-type: none"> <li>Consider post-disaster rebuilding policies</li> </ul>
Environmental Justice	N/A	<ul style="list-style-type: none"> <li>Not required as a separate element at this time but recommended to be incorporated throughout the General Plan as a best practice</li> </ul>

**AB 168 Compliance**

New state legislation effective on September 25, 2020 requires that this APR include a progress report on adopting or amending the General Plan and/or Open Space Element to ensure compliance with the obligation to consult with California Native American Tribes and to identify and protect, preserve, and mitigate impacts to specified places, features, and objects in Sections 5097.9 and 5097.993 of the Public Resources Code (PRC), described below.

**PRC 5097.9** states that no public agency or private party using or occupying public property shall interfere with the free expression or exercise of Native American religion nor cause severe or irreparable damage to any Native American sanctified cemetery, place of worship, religious or ceremonial site, or sacred shrine located on public property. Public property within City limits is exempt, except for parklands in excess of 100 acres, of which Parma Park is the only one that qualifies within City limits. This provision does not however nullify protections for Native American cemeteries under other statutes.

**PRC 5097.993** states that a person that excavates, removes, destroys, injures, or defaces certain Native American resources on public or private land (with some exceptions) is guilty of a misdemeanor if committed with specific malicious intent. Protected resources include Native American historic, cultural, or sacred sites on public land or private land that are listed or may be eligible for listing in the California Register of Historic Resources including any historic or prehistoric ruins, any burial ground, any archaeological or historic site, any inscriptions made by

Native Americans at such a site, any archaeological or historic Native American rock art, or any archaeological or historic features of a Native American historic, cultural, or sacred site.

### **Tribal Consultation**

In accordance with City policies and state law, tribal consultation is conducted for the following:

- Prior to adoption or amendment of the General Plan or specific plans on or after March 2, 2005, in accordance with Senate Bill 18;
- For Environmental Impact Reports and Negative Declarations effective July 1, 2015 for projects within geographical areas affiliated with tribes, per the California Environmental Quality Act and Assembly Bill 52; and
- For eligible housing projects requesting a streamlined ministerial approval process under Senate Bill 35 as of September 25, 2020, per Assembly Bill 168.

### **General Plan Amendment Status**

The City has not amended the General Plan to specifically reference Tribal Consultation requirements; however, as noted above, existing City policy requires such consultation. Other City policy documents are consistent with State requirements and contain extensive provisions for protection of historic and archaeological resources, including the Land Use and Conservation Element and the Coastal Land Use Plan. Municipal Code Chapter 22.12 Archaeological and Paleontological Resources and the Master Environmental Assessment Guidelines for Archaeological Resources (2002) contains standards for protection of significant archaeological resources. As noted above, it is recommended that updates to the General Plan reference and incorporate further protections for sacred sites and places of worship per State law and the municipal code be updated as needed.

### **Local Government Planning Support Grants Status**

AB 168 also requires an annual status report if the city received funding from the Local Government Planning Support Grants Program. In 2020, the City applied for funding from the Local Early Action Planning (LEAP) grant program but the funds have not been awarded yet so there is no status report in 2021.

### 3. Review of the City's Annual Housing Element Progress Report

Every eight years, future housing needs are determined for each region of the state based on growth over a specified period of time (projection period) through the regional housing needs allocation (RHNA) process. The RHNA process uses projected population growth to determine housing and affordability needs relative to household incomes and provides estimates of how many new units are needed to meet those needs. Santa Barbara County Association of Governments (SBCAG) distributes this regional housing need to the County and incorporated cities, who must develop a plan (Housing Element) to accommodate the additional housing growth. The City is not required to build the dwelling units assigned through the RHNA process. Rather, the City is responsible for ensuring adequate land is zoned to accommodate projected housing development and to adopt and implement housing programs that promote and facilitate housing construction at all affordability levels.

The City's most recent Housing Element was completed in 2015 for the eight year planning period that ends in 2023. The City's Housing Element was certified by the Department of Housing and Community Development (HCD) in 2015, making the City compliant with state Housing Element requirements.

Government Code §65400 requires that each city, county, or city and county, including charter cities, prepare an annual progress report (APR) on the status of the housing element, using forms (Excel tables) and definitions adopted by HCD. The APR is submitted to HCD and the Office of Planning and Research (OPR) by April 1.

In previous APRs, the state required annual building activity data based on the number of building permits that the City issued for new residential units in the previous calendar year. On January 1, 2018, new legislation went into effect, which amended APR requirements. In part, APRs are now required to include the following additional planning and building permit information:

- Housing development applications received
- Units initially included in the application
- Units approved and disapproved
- Sites rezoned to accommodate that portion of the City's share of RHNA for each income category that could not be accommodated on sites identified in the Housing Element site inventory
- New units that were issued a completed entitlement, building permit, or certificate of occupancy thus far in the housing element cycle, and the income category of each unit
- Information on all housing development applications submitted per Government Code Section 65913.4 (SB 35 streamlined ministerial permit process)

The HCD Housing Element Annual Progress Report Tables are included as Attachment 2. Following is a summary of the 2020 data.

### Regional Housing Needs Allocation

The current RHNA and Housing Element period is referred to as the “fifth cycle” since it is the fifth required update since housing element law was revised by the state legislature in 1980. The County’s share of RHNA was projected as 11,030 new housing units with the South Coast receiving 52% (5,743 new units) of the countywide allocation. The City received approximately 71% of the housing allocation for the South Coast subregion. Table 3-1 shows the number of units that received building permits combined 2015 – 2019 and 2020.

**Table 3-1: Regional Housing Needs Allocation**

Income Level		2015 to 2019	2020	Total Units to Date and % completed	Total Remaining RHNA by Income Level	RHNA Allocation by Income Level																														
<b>Very Low (30%-50%)</b>	Deed Restricted	118	2	120 (12%)	842	962																														
	Non-Deed Restricted						<b>Low (50%-80%)</b>	Deed Restricted	84		84 (12%)	617	701	Non-Deed Restricted			<b>Moderate (80%-120%)</b>	Deed Restricted			4 (0.5%)	816	820	Non-Deed Restricted	4		<b>Above Moderate (over 120%)</b>		991	129	1,120 (69%)	497	1617	<b>Total Units</b>		<b>1,197</b>
<b>Low (50%-80%)</b>	Deed Restricted	84		84 (12%)	617	701																														
	Non-Deed Restricted						<b>Moderate (80%-120%)</b>	Deed Restricted			4 (0.5%)	816	820	Non-Deed Restricted	4		<b>Above Moderate (over 120%)</b>		991	129	1,120 (69%)	497	1617	<b>Total Units</b>		<b>1,197</b>	<b>131</b>	<b>1,288</b>	<b>2,772</b>	<b>4,100</b>						
<b>Moderate (80%-120%)</b>	Deed Restricted			4 (0.5%)	816	820																														
	Non-Deed Restricted	4					<b>Above Moderate (over 120%)</b>		991	129	1,120 (69%)	497	1617	<b>Total Units</b>		<b>1,197</b>	<b>131</b>	<b>1,288</b>	<b>2,772</b>	<b>4,100</b>																
<b>Above Moderate (over 120%)</b>		991	129	1,120 (69%)	497	1617																														
<b>Total Units</b>		<b>1,197</b>	<b>131</b>	<b>1,288</b>	<b>2,772</b>	<b>4,100</b>																														

In 2020, most of the units that count towards RHNA are in the above moderate income category. The majority of these units are accessory dwelling units (ADUs), which has been the trend since the City amended the ADU ordinance in 2018 and 2020. At this time, the City has not developed methodology for determining the affordability of rents for ADUs, and, according to HCD, ADUs are not automatically considered affordable just by virtue of their size or type of housing. Just like other housing types, to count ADUs as anything other than above moderate

units, the affordability would need to be codified by a deed restriction, a requirement for the developer to disclose and confirm rental fees, or by the City conducting a survey of comparable units that show what income level the ADUs would be affordable to. In 2019, new legislation was adopted that requires the City to incentivize and promote ADUs that can be offered at rents affordable to very low, low, and moderate income households in the next update to the Housing Element. At that time, the City will develop methodology to count ADUs units in categories other than above moderate.

### Housing Development Applications Submitted

In 2020 calendar year, there was a total of 191 housing applications submitted, representing a total of 374 proposed units. These numbers show that the majority of applications are for single units, likely ADUs. No applications in 2020 were submitted under the SB 35 streamlined ministerial approval process.

**Table 3-2: Housing Applications Summary**

Housing Applications Summary	
Total Housing Applications Submitted:	191
Number of Proposed Units in All Applications Received:	374
Total Housing Units Approved:	69
Total Housing Units Disapproved:	0

### Housing Element Implementation Status

The Housing Element contains five goals, 26 policies and 129 implementation actions intended to address the City’s housing needs. The majority of the actions are a continuation of the City’s commitment to the production of affordable housing and sound community planning. Many of the programs identified were aimed at protecting neighborhoods, quality design, historic preservation, environmental quality, affordable housing, and socio-economic diversity. Table D in Attachment 2 shows the status of each policy and implementation action. A few of the highlights are listed below.

#### *Housing Opportunities Policies*

H2.1 Special Needs Population. Continue to fund and support a wide range of programs to meet needs of children, families, seniors, disabled persons, homeless, victims of domestic violence, and others.

The City receives annual funding from HUD's CDBG Program and HOME Investment Partnership Program; in the 2020 program year, funding was approximately \$1.4 million. HOME funds are used to provide tenant-based rental assistance and to support housing development for special needs groups. For CDBG, the City's Community Development Human Services Committee allocates the funding annually. Some of the specific programs funded by the City include:

- People Assisting the Homeless (PATH) was funded \$23,730 from the CDBG/Human Services grant and another \$202,100 from the General Fund.
- Transitional housing programs were funded \$76,013.
- Homeless services were funded \$598,121.
- The Long Term Care Ombudsman program (formerly Area Agency on Aging) was funded \$22,800.
- Human Services funding of \$13,063 was awarded to Independent Living Resource Center.
- Support services for independent seniors were funded \$41,563.

H2.2 Rental Housing Mediation. Continue to fund and support Rental Housing Mediation Program (RHMP).

The RHMP is mainly funded by the General Fund to support staff services in mediation between landlords and tenants throughout Santa Barbara, Goleta, and Carpinteria. In 2020 (fiscal year), approximately \$245,910 was appropriated, and the program served approximately 985 people.

H7.1 Congregate Care. Promote and assist the development and processing of new congregate housing opportunities or board and care facilities for the extremely low, very low, low and moderate income, and physically and mentally disabled persons.

The City provided \$26,600 in 2020 to Sarah House for hospice care of low income residents and \$20,869 for infrastructure improvements. In 2020, the Gardens on Hope project was completed with 89 units of service-enriched housing for frail, low income seniors.

*New Housing Development Policies*

H11.1 Affordable and Workforce Housing. Explore options to promote affordable and workforce housing, including revising variable density ordinance provisions to increase affordable housing (e.g., limit unit size), requiring a term of affordability, and reducing parking standards with tenant restrictions.

In 2019 the AUD Program was amended to include an Inclusionary Housing requirement. This requirement is for projects with ten units or more to provide at least 10% of the units as affordable to households at the Moderate Income level (80% to 120% of Area Median Income), and projects with five to nine units to either build a unit affordable to households at the Moderate Income level or pay a \$25 per square foot in-lieu fee.

H19.1 Low-Interest Loans. Continue to provide low-interest housing rehabilitation loans for housing sponsors to rehabilitate multi-family structures

The City's Housing Rehabilitation Loan Program (HRLP) provides grants and low-interest loans. Two rehabilitation loans were provided in 2020.

H22.5 Affordable and Workforce Housing. Continue to work with community groups in support of Affordable and "Workforce" housing on the South Coast.

The City works with community groups to support regional workforce housing including the Joint City/County Affordable Housing Task Force and Coastal Housing Partnership. In 2020, the City awarded funding to the Housing Trust Fund for the administration of the South Coast Workforce Home Buyer Program which provides low-cost interest-only down payment loans to help households purchase entry-level, market rate or affordable homes.



## 4. General Plan Implementation and Zoning Ordinance Amendments

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This section presents a summary of General Plan amendments, projects and programs that implement General Plan policies and actions, and Municipal Code amendments, with a focus on the Zoning Ordinances (Title 28 Coastal and Title 30 Inland). The summary is divided into two sections: (1) projects completed within the 2020 calendar year; and, (2) projects currently in progress. No General Plan amendments were initiated in 2020.

### Completed Projects

#### *Accessory Dwelling Unit Ordinance Amendments*

This amendment implements Housing Element policies and implementation action H15 and H15.1, which call for amending the zoning ordinance to facilitate production of secondary dwelling units (now called accessory dwelling units or ADUs).

In November 2020, City Council adopted Title 30 (Inland) and Title 28 (Coastal) Zoning Ordinance amendments to further facilitate the construction of accessory dwelling units (ADUs) in compliance with recent changes to state law. The Title 28 amendments require an amendment to the Local Coastal Program and certification by the California Coastal Commission before they become effective, anticipated in 2021. The amendments expand where certain types of ADUs are allowed by right, increase the number of ADUs allowed per lot, relax replacement parking standards, and reduce interior setback requirements.

#### *Average Unit Size Density Incentive Program Amendments*

These amendments implement Land Use Element policies and implementation actions LG6, LG6.1, LG6.2, LG6.3 encouraging new residential units in multi-unit and commercial areas and Circulation Element policies C7, C7.1, C7.5 for managing parking in the Central Business District.

In 2013, City Council adopted the Average Unit-Size Density Incentive Program (AUD Program) as a Title 30 (Inland) Zoning Ordinance amendment based on the 2011 General Plan initiative to facilitate needed residential development, particularly non-subsidized rental units. The AUD Program encourages housing development by allowing increased densities based on average unit size, with greater densities allowed for smaller average unit sizes. Development standard incentives related to parking, setbacks, and open space were also provided to assist in construction of additional residential units. Starting in 2019, City Council initiated Zoning Ordinance amendments to the AUD Program based on staff and Planning Commission recommendations and public input. In August 2020, City Council adopted Title 30 amendments focused on the Central Business District (CBD) to:

- Add the High Density Priority Overlay in much of the CBD;

- Change parking standards from a minimum of one parking space per unit to a maximum of one space per unit;
- Allow for unbundled parking for multi-unit residential development;
- Increase maximum height limit from 45 feet to 48 feet in the certain zones within the Priority Housing Overlay;
- Eliminate the 250-unit provision ending the initial AUD trial period, extending the AUD program until August 2021.

#### *Definition of Hotel Ordinance Amendment*

This is not specifically a General Plan directed action but serves to preserve existing housing consistent with the Housing Element.

In June 2020, City Council adopted an amendment to Title 30 Zoning Ordinance definition of “Hotels and Similar Uses” to clarify that short-term rentals meet the definition of “hotel” and therefore are an unlawful use except in zones expressly permitting hotels and similar uses. This is to avoid any uncertainty about the existing prohibition of hotels within lower density residential neighborhoods.

#### *Mobilehome Park Overlay Zone*

This Zoning Ordinance amendment implements Housing Element policies H19 and H21 that direct preservation of existing housing and maintaining affordability.

In October 2020, City Council adopted Title 30 Zoning Ordinance amendments to create the Mobilehome Park Overlay Zone, which limits the allowed uses in existing mobilehome parks to mobilehomes, permanent recreational vehicles, and accessory uses, reducing the potential loss of this non-subsidized affordable housing option.

#### *General Plan Implementation Projects*

Non-Residential Growth Management Program - Allocation of Unused or Expired Non-Residential Square Feet.

This program implements Land Use Element policies and actions LG2, LG 2.1, LG2.2 to limit non-residential growth to address the jobs/housing imbalance.

The 2011 General Plan Certified Final Program Environmental Impact Report (FPEIR) projected that non-residential development would be a major contributor to future job creation, and, without a significant increase in the supply of housing, would increase the jobs/housing imbalance. As a result, the Nonresidential Growth Management program was implemented in the Zoning Ordinance. In total, the amount of new nonresidential floor area is limited to 1.35 million square feet until December 31, 2033, allocated to Community Benefit, Small Addition, or Vacant Property categories. To regulate the pace of growth, allocations from the Small Addition category are limited to 20,000 square feet annually.

### *Accela Citizen Access (ACA) and New Handouts*

This project implements Housing Element policy H17.4 to evaluate the development review process and make recommendations for improvements.

In 2020, the City began accepting permit applications and supporting plans and documents online via the City's website. New Planning Handouts were made available in support of this service.

### *Storm Water Management Program*

This program implements Environmental Resources Element policies and implementation action ER20 and ER20.1 to create standards and guidelines to reduce storm water runoff and improve water quality.

Development and redevelopment projects within the City of Santa Barbara are required to install permanent storm water protection best management practices (BMPs) as described in the City's Storm Water BMP Technical Guidance Manual (TGM). Changes to the TGM were adopted in 2020 including new thresholds and a new requirement that all projects that propose new and/or replaced impervious surface must comply, whether ministerial or discretionary.

## **Projects in Progress:**

### *Accelerate Program*

This program implements Economy and Fiscal Health Element policies EF10, EF21 which direct incentivizing downtown business development and promoting small businesses.

In 2017, City Council initiated the Accelerate Program as one element of the City's comprehensive effort to assist with economic revitalization of the State Street corridor from Cabrillo Boulevard to Sola Street. The program includes dedicated staff and phone line, web page, and E-mail address for State Street related business; priority placement on Design Review Boards agendas; pre-application review and expedited plan check; and temporary pop-up business support. This program will be ongoing in 2021.

### *Process Improvements and Streamlining*

The City hired a consulting firm, The Novak Group, Inc., to evaluate the City's current organizational structure, staffing arrangements, and process steps associated with land development projects, and to make recommendations for improvement. The Novak Group's final report was issued in August 2020 and included a recognition of some positive elements of the City's Land Development Team (LDT) structure and processes, and far-ranging recommendations to improve the project review process and amend the Municipal Code and local guidelines to streamline ministerial and discretionary development projects. Initial work has begun to implement "just do it" recommendations and prioritize and scope longer-term efforts. Streamlining the project review process implements Housing Element Policy H10, H16, and H17, and Implementation Actions H10.1, 16.4, 16.7, and 17.4. Work on these efforts will be ongoing in 2021.

### *Community Wildfire Protection Plan*

This plan implements Safety Element policies S6 and S8 calling for community resilience planning and hazards mapping and S33 directing the City to implement programs to reduce fire hazards.

In 2019, the Fire Department received a grant to update the 2004 Wildland Fire Plan, now termed the Community Wildfire Protection Plan (CWPP). In 2020, two community workshops were held and the draft CWPP and Program Environmental Impact Report were released. Adoption of the CWPP is anticipated in 2021.

### *Future of Downtown State Street*

This project implements Circulation Element policies 5.3.4 and 5.5.4 that recommend closing streets to create pedestrian plazas and Economy and Fiscal Health Element EF9 calling for infrastructure improvements to assist in business retention.

In response to the Covid-19 pandemic and public health restrictions, the City temporarily closed Downtown State Street to cars and opened the street to pedestrians, shoppers, and outdoor dining. In 2020, City Council established a State Street Subcommittee to oversee a public outreach effort to envision the future form of Downtown State Street. One of the recommendations approved by City Council was the formation of an Advisory Committee to oversee development of a Downtown State Street Master Plan. This project will be ongoing through 2021.

### *Historic Resources Ordinance Amendments*

These amendments implement Historic Resources Element policy HR1 to protect historic and archaeological resources and implementation action HR1.3 to adopt user-friendly codes and regulatory procedures.

The City is currently pursuing amendments to the existing Historic Resources Ordinance (Title 22) to ensure the continued protection, preservation, and enhancement of historical, architectural, and archaeological resources. Proposed amendments are intended to update the Ordinance with language consistent with the State and National historic preservation standards, streamline the review process, and outline a process for designating historic districts. These amendments are anticipated for adoption in 2021.

### *La Cumbre Plaza Planning Effort*

This planning effort implements Land Use Element implementation action LG15.2 that directs preparation of a Specific Plan for La Cumbre Plaza and Housing Element implementation action 10.4 to promote and encourage housing at shopping centers.

In May 2019, City Council considered initiating a Specific Plan to guide redevelopment of La Cumbre Plaza, as it may occur in stages and over an extended period of time. No formal action occurred at that meeting. City Council directed staff to continue to engage the property owners

within the proposed Specific Plan boundary and return to Council with further information on topics to be addressed in a potential Specific Plan. This project is ongoing.

#### *Multi-Unit Housing Program Amendments*

These program amendments implement Land Use Element policies and implementation actions LG6, LG6.1, LG6.2, LG6.3, LG12, LG12.3, LG12.2, all focused on encouraging new residential units in multi-family and commercial areas of the City and promoting adaptive management of the Average Unit-size Density Incentive Program.

In 2017 the City Council directed staff to initiate certain ordinance amendments to Title 30 of the Santa Barbara Municipal Code regarding the Average Unit-size Density Incentive Program, to be completed in multiple parts. In late 2019, staff was directed to amend density, parking, and development standards, protect existing affordable housing, and make some administrative changes to the program. These amendments will be ongoing and adoption is anticipated in 2021.

#### *Objective Design Standards for Streamlined Housing Projects*

This project implements Land Use Element policy LG13 calling for multi-unit design guidelines and standards and Housing Element implementation actions H14.3, H16.9, H17.4 directing development of design standards and improving the development review process.

In response to state housing bills passed in 2017, the City is proposing to amend the Zoning Ordinance and create objective design standards for affordable multi-unit housing projects eligible for streamlined review under Senate Bill 35. This project was initiated in late 2018 and informational presentations were held at the Architectural Board of Review and Historic Landmarks Commission in 2019. Adoption of the zoning ordinance amendments and design standards is anticipated in 2021.

#### *Sea-Level Rise Adaptation Plan*

This plan implements Environmental Resources Element implementation action ER4.2 directing policy options, costs, and consequences for addressing sea level rise and Safety Element policies S50 – S55 addressing coastal flooding and inundation.

Since 2018, the City has been developing a Sea-Level Rise Adaptation Plan that identifies areas of the City vulnerable to sea-level rise and recommends potential actions that the City could take to adapt over time. The first phase Vulnerability Assessment and a public workshop was completed in 2018. The draft Adaptation Plan was released in 2020. Adoption is anticipated in 2021.

#### *Climate Action Plan Update*

The 2012 Climate Action Plan implemented Environmental Resources Element implementation action ER1.1. The update continues to implement policy ER1 and ER5 to address energy efficiency and conservation and implementation actions ER1.1 – 1.3 regarding preparing of a comprehensive Climate Action Plan, greenhouse gas emission inventories and improving carbon sequestration.

In 2020, City Council adopted a goal to reach carbon neutrality by 2035. An update to the 2012 Climate Action Plan was initiated to meet this and several other goals. The Climate Action Plan update will include a community-wide greenhouse gas inventory and innovative new climate action strategies. Adoption is anticipated in 2021.



## General Plan Mitigation Monitoring and Reporting Program Status

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The General Plan Mitigation Monitoring and Reporting Program (MMRP) was adopted by the Santa Barbara City Council in December 2011 to track implementation of Program Final Environmental Impact Report (PFEIR) mitigation measures, which were adopted as General Plan policies and implementation actions. These measures were adopted to avoid or reduce significant environmental effects associated with citywide development under the General Plan to the year 2030. The mitigation measures provided a basis for decision-maker findings of reduced environmental impacts associated with General Plan adoption. EIR mitigation monitoring and reporting is a requirement of the California Environmental Quality Act (CEQA).

Growth occurs incrementally over time, and citywide environmental impacts associated with growth also occur gradually. Similarly, mitigation measures identified in the EIR will be implemented gradually within the plan horizon to the year 2030. The Program EIR identified the following types of mitigation measures:

**Class I** - significant impact to the environment that remains significant even after mitigation measures are applied.

The EIR identified potential significant traffic and climate change impacts that could not be fully mitigated from citywide projected incremental growth to the year 2030. The EIR also identified that these traffic and climate change impacts could potentially be substantially reduced with implementation of a robust expansion of transportation demand management measures.

**Class II** - potentially significant impact that can be avoided or reduced to an insignificant level with mitigation.

The EIR identified impacts that could be mitigated to less than significant level for air quality, biological resources, geological conditions, heritage resources, hydrology, noise, open space, public utilities, and transportation.

**Class III** - less than significant impact, classified in the MMRP as Recommended Mitigation (RM), which are actions that would further benefit the environment where potential adverse impacts were either not significant or mitigated to less than significant levels.

The EIR concluded that with policies, programs, and regulations already in place, many potential impacts would be less than significant.

Following is a summary of identified Class I and Class II environmental impacts and status of the completed or in progress mitigation measures. Class III impacts are not included in this monitoring report.



## Significant Environmental Impacts (Class I)

### Transportation

- **Potential Impacts of Growth in 2030:** Substantial increases in congestion on highways, arterial roadways, and at intersections.
- **General Plan Policies:** Potential impacts are reduced by emphasizing multiple modes of transportation, implementing programs to reduce trips, and land use policies which result in reduced trip generation.
- **EIR Mitigation Measures:** MM TRANS-1 addresses intersection level of service impacts through physical roadway and operational improvements; MM TRANS-2 eases future congestion by substantially reducing traffic generation.

Program EIR Mitigation Measures and General Plan Policies <sup>1</sup>	Implementation Status
EIR MM Trans-1 a. Install Improvements at Intersections Currently Controlled by Stop Signs: <i>GP Policy C6.1</i>	<ul style="list-style-type: none"> <li>• Los Positas Road &amp; Cliff Drive roundabout complete.</li> <li>• Olive Mill Road &amp; Coast Village Road roundabout in progress.</li> </ul>
b. Monitor Traffic and Prepare Intersection Master Plan to Address Problem Intersections: <i>GP Policy C6.2</i>	<ul style="list-style-type: none"> <li>• Development fee adopted in 2013 to provide for periodic traffic model updates.</li> <li>• Traffic model updated in 2016.</li> </ul>
EIR MM Trans-2 a. Amend Zoning Ordinance for Neighborhood Services and Mixed-Use in Residential Zones: <i>GP Policy LG4.4</i>	<ul style="list-style-type: none"> <li>• Title 30 Zoning Ordinance amended to allow neighborhood markets in the two-unit residential multi-unit zones with a Performance Standard Permit.</li> </ul>
b. Increase Percentage of Downtown Housing Occupied by Downtown Workers to Extent Legally Possible: <i>GP Policy LG5.1, LG6.7</i>	<ul style="list-style-type: none"> <li>• Housing Authority's Workforce Housing Program targets units to persons employed downtown.</li> </ul>
c. Expand Transportation Demand Management (TDM) Program: <i>GP Policies C6, C6.3 - 6.4, C6.6-6.8</i>	<ul style="list-style-type: none"> <li>• Carshare Vehicle Program initiated in 2017.</li> <li>• TDM program required for applicable projects (e.g., Cottage Hospital).</li> <li>• City contracts with Coalition for Sustainable Transportation (COAST) to implement Safe Routes to School program and works with Santa</li> </ul>

<sup>1</sup> The General Plan policies references reflect policy number changes for heritage resources with adoption of the 2012 Historic Resources Element update and for public safety with the 2013 Safety Element update.

Program EIR Mitigation Measures and General Plan Policies <sup>1</sup>	Implementation Status
	Barbara County Association of Governments (SBCAG) to promote Traffic Solutions and SmartRide program.
d. Enhance Bicycle and Pedestrian Access and Infrastructure: <i>GP Policy C1.1</i>	<ul style="list-style-type: none"> <li>• Bicycle Master Plan update adopted in 2016.</li> <li>• City completed new pedestrian refuge islands, crossing signs for school hours, brighter street lighting (LED retrofit), sidewalk corner curb access ramps, crosswalk enhancements (curb ramps and flashing beacons), and sidewalk infill.</li> <li>• City completed new bike parking corrals, Bike Station module, Cacique &amp; Soledad Ped/Bike Bridges, electric bike share.</li> <li>• Projects in design or under construction include: Cliff Drive Vision Zero Planning, Eastside/Westside Connects; Las Positas and Modoc Multiuse Path.</li> </ul>
e. <b>Parking Management:</b> GP Policy C6.5, C7, C7.1	<ul style="list-style-type: none"> <li>• AUD Program amendments reduced parking standards and allows unbundled parking in the Central Business District (CBD).</li> </ul>
f. Improve Transit Services: <i>GP Policy C2.2, C2.3</i>	<ul style="list-style-type: none"> <li>• MTD launched Automatic Vehicle Location (AVL) system to provide real time bus information to passengers.</li> <li>• Amtrak's Pacific Surfliner rescheduled to provide early morning service - MTD provides a connecting shuttle service from the Amtrak station to transit connections.</li> <li>• City contributes to MTD for Downtown-Waterfront shuttles.</li> </ul>

*Greenhouse Gas Emissions (GHGs)*

- **Potential Impacts of Growth in 2030:** Increased emissions of GHGs from buildings and especially transportation fuel combustion.
- **General Plan Policies:** Potential impacts are reduced by a reduction in trip generation associated with new and existing development, continuing and expanding green building programs, and diversion of landfill waste.

- **EIR Mitigation Measure:** MM TRANS-2 reduces GHG emissions by limiting vehicle trip generation and vehicle miles traveled.

This impact was originally designated Class I in the General Plan Final Program EIR (FPEIR). In 2012, the City adopted a Climate Action Plan (CAP), in accordance with General Plan Policy ER1.1 to address climate change concerns, including reducing GHG emissions, increasing carbon sequestration, and adapting to climate change. The CAP strategies incorporate and augment General Plan policies and programs previously studied in the FPEIR. An addendum to the PFEIR for the 2012 Climate Action Plan demonstrated that with CAP implementation, citywide greenhouse gas reductions would meet state targets and impacts would be less than significant (Class II). No further mitigation was necessary.

## Less Than Significant Impacts with Mitigation (Class II)

### Air Quality

- **Potential Impacts of Growth in 2030:** Increased future emissions and exposure to air pollutants from increased number of residents near Highway 101 and in commercial/industrial areas.
- **General Plan Policies:** Potential impacts are reduced by policies to reduce vehicle trips and construction emissions; development guidelines; and alternative energy promotion.
- **EIR Mitigation Measures:** MM AQ-1 limits development within 250 feet adjacent to U.S. Highway 101. MM TRANS-2, Reductions in Traffic Demand substantially reduces air pollutant emissions.

Program EIR Mitigation Measures and General Plan Policies	Implementation Status
EIR MM AQ-1  Location of Sensitive Land Uses; Highway 101 Setback and Barriers: <i>GP Policy ER7</i>	<ul style="list-style-type: none"> <li>• Diesel emission risks reduced per Santa Barbara Municipal Code (SBMC) Chapter 22.65, <i>Design Standards for Development Near Highway 101</i>.</li> <li>• California Air Resources Board continues to regulate diesel-powered fleets.</li> </ul>

### Biological Resources

- **Potential Impacts of Growth in 2030:** Incremental loss, fragmentation, and disturbance to important habitats and species.
- **General Plan Policies:** Potential impacts are reduced by increased preservation/restoration of open space habitats, development guidelines, and restoration measures.
- **EIR Mitigation Measures:** MM BIO-1.a and b requires identification and protection of important natural open space/habitat areas that merit long-term protection, and MM BIO-2.c requires creek and riparian habitat protections, including creek setbacks.

Program EIR Mitigation Measures and General Plan Policies	Implementation Status
EIR MM Bio-1  a. Upland Habitat and Species Protection - Important Upland Habitat and Corridor Areas Program: <i>GP Policy ER12</i>	<ul style="list-style-type: none"> <li>• Completed regional and local habitat data and mapping includes Goleta Slough Management Plan; South Coast 101 HOV Lane Project Natural</li> </ul>

Program EIR Mitigation Measures and General Plan Policies	Implementation Status
	<p>Environment Study; and Urban Forest Management Plan.</p> <ul style="list-style-type: none"> <li>• The Local Coastal Program (LCP) Update Coastal Land Use Plan (LUP) includes policies for protection of environmentally sensitive habitat areas (ESHA) and wildlife in upland terrestrial habitats (grassland, oak woodland, and scrub communities) within the Coastal Zone.</li> </ul>
<p><b>b.</b> Wildlife Corridor Protection Program (mapping): <i>GP Policy ER12.1</i></p>	<ul style="list-style-type: none"> <li>• Not initiated.</li> </ul>
<p>EIR MM Bio-2</p> <p><b>a.</b> Creeks, Riparian Habitat, and Species Protection; 2a. Creek Channel Restoration Policy and Program; Creek Naturalization and Surface Water Drainage Restoration: <i>GP Policies ER21.3, ER21.4</i></p> <p><b>b.</b> Creeks, Riparian Habitat and Species Protection; Riparian Habitat Restoration Program: <i>GP Policy ER12.4 (c, d)</i></p>	<ul style="list-style-type: none"> <li>• Mission Creek Fish Passage at Lower Caltrans Channel complete.</li> <li>• Goleta Slough Area Sea Level Rise and Management Plan, includes policies to support riparian habitat restoration, including outside the Goleta Slough area.</li> <li>• Upper Arroyo Burro at Barger Canyon restored 2,200 linear feet, 4.9 acres of riparian habitat.</li> <li>• Arroyo Burro Open Space Restoration Project restoring 1,400 linear feet and 4 acres of creek in the lower Arroyo Burro watershed.</li> <li>• Arroyo Burro Restoration at Hidden Valley Park restoring 1,200 linear feet and 2.8 acres of creek.</li> <li>• Andree Clark Bird Refuge Water Quality and Habitat Restoration Project hybrid alternative approved by City Council. Design and permitting is underway.</li> </ul>
<p><b>c.</b> Creeks, Riparian Habitat and Species Protection; Creek Setbacks: <i>GP Policy ER21.1(a)</i></p>	<ul style="list-style-type: none"> <li>• Coastal LUP policies includes riparian habitat protection and linear creek setbacks from top of bank within the Coastal Zone. Aside from Mission Creek, creek setbacks have not yet been established for inland areas.</li> </ul>

### Geological Conditions

- **Potential Impacts of Growth in 2030:** Additional development in geologically hazardous areas; ongoing or accelerated coastal bluff retreat.
- **General Plan Policies:** Potential impacts are reduced by development guidelines, building codes, and Safety Element policies.
- **EIR Mitigation Measure:** MM GEO-1 addresses coastal bluff retreat through update of the 75-year bluff retreat guidelines and development of a Shoreline Management Plan to identify, manage, and to the extent feasible, mitigate or reduce climate change-induced sea level rise impacts on public facilities and private property along the City shoreline.

Program EIR Mitigation Measures and General Plan Policies	Implementation Status
<p>EIR MM Geo-1</p> <p>a. Coastal Bluff Retreat; Updated Bluff Retreat Policy and Review Guidelines: <i>GP Policy S23-25</i></p> <p>b. Shoreline Management Plan: <i>GP Policy S54</i></p>	<ul style="list-style-type: none"> <li>• Policies adopted in Safety Element update (2013)</li> <li>• Photographic survey of coastal bluffs and shoreline conducted in summer 2017 as a baseline for existing conditions.</li> <li>• Coastal LUP incorporates updated bluff retreat projections and includes policies for coastal bluff retreat, coastal bluff development, and sea level rise.</li> <li>• Sea Level Rise Adaptation Plan adopted in 2021 addresses sea level rise impacts and coastal bluff retreat.</li> </ul>

### Hazards

- **Potential Impacts of Growth in 2030:** Additional development in areas subject to risks from accidents, hazardous materials, and wildland fire.
- **General Plan Policies:** Potential impacts are reduced by existing aircraft regulations and hazardous materials regulations, development guidelines, building codes, Safety Element policies, and emergency response provisions.
- **EIR Mitigation Measures:** MM HAZ-1 directs coordination with regional jurisdictions for expanding the capacity of existing hazardous waste collection sites.

Program EIR Mitigation Measures and General Plan Policies	Implementation Status
<p>EIR MM Haz-1</p> <p>Hazardous Materials; Household Hazardous Waste Disposal Capacity: <i>GP Policy S56</i></p>	<ul style="list-style-type: none"> <li>• Policy adopted in updated Safety Element (2013).</li> </ul>

*Heritage Resources*

- **Potential Impacts of Growth in 2030:** Additional development and redevelopment near historic structures and archaeological sites.
- **General Plan Policies:** Potential impacts are reduced by existing development policies, ordinances, and design guidelines, and proposed development policies to improve the compatibility of building design near historic structures.
- **EIR Mitigation Measures:** MM HER-1 would strengthen policies related to construction and development design and density adjacent to historic structures and in historic districts.

Program EIR Mitigation Measures and General Plan Policies	Implementation Status
<p>EIR MM HER-1</p> <p>Protection of Historic Buildings, Structures, and Districts; Protection of Historic Structures and Buildings: <i>GP Policy HR2.1, 2.3</i></p> <p>a. Protection of Landmarks and Historic Districts: <i>GP Policy HR1.1, 1.2, 2.8</i></p>	<ul style="list-style-type: none"> <li>• Policies adopted in updated Historic Resources Element (2012).</li> <li>• Designated City Landmarks and Structures of Merit Sensitivity (buffer) Areas identified and flagged in the permit tracking system.</li> <li>• Online Historic Resources Database created.</li> <li>• Historic Resource Design Guidelines accepted by Historic Landmarks Commission in 2015, pending City Council approval.</li> <li>• Citywide historic districting plan, administrative guidelines, and draft ordinance amendments underway. Lists of Contributing, Conditionally Contributing, and Non-Contributing Structures have been prepared.</li> </ul>

*Hydrology and Water Quality*

- **Potential Impacts of Growth in 2030:** Additional development in floodplains and near creeks, and minor increases in urban runoff.
- **General Plan Policies:** Potential impacts are reduced by development of flood control regulations, programs, ordinances and guidelines, and General Plan policies.
- **EIR Mitigation Measures:** MM HYDRO-1.a identifies policy options, costs, and consequences for addressing sea level rise issues; and MM HYDRO-1.b adds a comprehensive analysis of water savings from specific conservation measures to the City’s Long Term Water Supply Program. MM BIO-2.c provides stronger creek setbacks.

Program EIR Mitigation Measures and General Plan Policies	Implementation Status
EIR MM Hydro-1	<ul style="list-style-type: none"> <li>• Initial vulnerability assessment in Climate Action Plan (2012), updated in</li> </ul>

<p>a. Sea Level Rise (extended range impact); Adaptive Management Planning; Flooding: <i>GP Policy ER4.2</i></p>	<p>the Sea Level Rise Adaptation Plan (2021)</p>
<p>b. Sea Level Rise; Adaptive Management Planning; Water Conservation (incorporate feasible water conservation measures in Long Term Water Supply Plan): <i>GP Policy ER16</i></p>	<ul style="list-style-type: none"> <li>• Policy adopted in updated Safety Element (2013). The 2011 Long Term Water Supply Plan (LTWSP) included a technical evaluation of all water conservation measures to identify the most effective measures to implement. In 2020/2021, the LTWSP is being updated and renamed to Water Vision Santa Barbara.</li> </ul>

*Noise*

- **Potential Impacts of Growth in 2030:** Higher roadway noise levels generated by gradual increases in traffic volumes could impact existing residences and new development along Highway 101; increased development near noise sources could affect new homes.
- **General Plan Policies:** Potential impacts are reduced by policies and development guidelines.
- **EIR Mitigation Measures:** MM TRANS-2 would substantially limit growth of traffic and roadway noise levels; MM NOISE-1 requires City to work with neighborhoods, Caltrans, and Union Pacific Railroad to reduce impacts of higher roadway noise levels through construction of soundwalls or retrofitting older structures.

Program EIR Mitigation Measures and General Plan Policies	Implementation Status
<p>EIR MM Noise-1</p> <p>a. Roadway Noise; Residential Noise Reduction Along Highway 101: <i>GP Policy ER32.2</i></p>	<ul style="list-style-type: none"> <li>• Caltrans South Coast 101 HOV Lanes EIR includes receptor measurements and sound wall mitigation near eastern City limits. No areas within City limits were identified with future noise levels exceeding the noise abatement criterion for residential uses.</li> </ul>

*Open Space and Visual Resources*

- **Potential Impacts of Growth in 2030:** Loss or fragmentation of open space; obstruction of some views of hillsides and mountains; gradual change in downtown character.
- **General Plan Policies:** Potential impacts are reduced by policies to increase preservation/restoration of open space, stronger development guidelines such as form-based codes to ensure building sizes and heights are compatible with surrounding areas and community character, and view protection measures.
- **EIR Mitigation Measures:** Open space impacts would be further reduced by MM VIS-1 to protect important natural open space/habitat areas; and MM BIO-2.c would provide stronger creek setback measures.

Program EIR Mitigation Measures and General Plan Policies	Implementation Status
<p>EIR MM Vis-1</p> <p>a. Open Space Protection and Restoration: <i>GP Policy OP1.2</i></p> <p>b. Identification of Key Open Space for Protection: <i>GP Policy OP2.1</i></p> <p>c. Protection of Contiguous Open Space: <i>GP Policy OP1.3</i></p> <p>d. Open Space Acquisition Funding: <i>GP Policy OP2.1</i></p>	<p><b>Complete</b></p> <ul style="list-style-type: none"> <li>• Three open space/restoration areas purchased: a 1.5- acre area in the lower Arroyo Burro watershed; a 14- acre area in the upper Arroyo Burro watershed; and a 14.7-acre area in the Las Positas Valley.</li> </ul>
<p>e. Citizen Involvement: <i>GP Policy OP2.5</i></p> <p>f. Coordination with Owners of Private Open Space: <i>GP Policy OP2.7</i></p> <p>g. Youth Involvement: <i>GP Policy OP2.6</i></p>	<ul style="list-style-type: none"> <li>• Citizens involved via Las Positas Creek neighborhood, Creeks Advisory Committee meetings, and Annual Creeks Week activities.</li> <li>• Parks &amp; Recreation Department coordinates with private property owners for purchase of parcel and adjacent private property conservation easement for the Upper Arroyo Burro Restoration project.</li> <li>• Parks &amp; Recreation Dept. organizes park volunteer projects with local Boy Scouts and native planting projects with schools.</li> <li>• Youth watershed education program reaches over 3,000 students per year.</li> <li>• Airport partnership with Growing Solutions and Santa Barbara High School Green Academy for habitat restoration projects and tours.</li> </ul>
<p>EIR MM Vis-2</p> <p>a. Preservation of Regional Open Space: <i>GP Policy OP2.3</i></p>	<ul style="list-style-type: none"> <li>• City shares jurisdictional oversight with County and Los Padres National Forest on Santa Barbara’s Front County Trails.</li> </ul>

*Public Utilities*

- **Potential Impacts of Growth in 2030:** Increased use of water, and increased wastewater and solid waste.
- **General Plan Policies:** Potential impacts are reduced by continuing water supply and wastewater management programs, and emphasizing reduction of waste, increased use of recycled water, and continued increases in recycling.
- **EIR Mitigation Measures:** MM PU-1 would continue efforts to develop waste-to-energy capacity, and work with regional jurisdictions for future expansion of landfill capacity.



Program EIR Mitigation Measures and General Plan Policies	Implementation Status
<p>EIR MM PU-1</p> <p>a. Solid Waste Management; Develop Disposal Options; Waste-To-Energy; Landfill or Other Waste Disposal Capacity Options: <i>GP Policy ER22.4</i></p> <p>b. Solid Waste Management; Increase Diversion: <i>GP Policy ER22.5</i></p>	<p><b>Complete</b></p> <ul style="list-style-type: none"> <li>• The Tajiguas Landfill ReSource Center is under construction and anticipated to open in 2021. The Anaerobic Digestion (AD) facility will convert all recovered organics into Bio-gas that would be used to generate approximately 1+ net MW of power.</li> <li>• Single Use Bag Ordinance adopted (2013).</li> <li>• Ordinance regulating expanded polystyrene food containers and products, plastic straws, stirrers, and cutlery adopted (2018).</li> <li>• City staff conducts business waste audits, business outreach, and achieves 30% diversion of AB 341 customers (mandatory commercial recycling).</li> <li>• Electronic waste collection events, and bulky waste collection/illegal dumping prevention.</li> <li>• MarBorg recycles mattresses and carpet; operates an antifreeze, battery, oil, paint (ABOP), e-waste, and appliances drop-off center; and provides curbside cell phone and battery collection.</li> <li>• MarBorg has complied with the AB 341 mandatory commercial recycling goal of 75% disposal reduction threshold by 2020.</li> <li>• Recycling and food scrap programs are implemented at local schools.</li> </ul>

*Transportation*

- **Potential Impacts of Growth in 2030:** Substantial increases in congestion on highways, arterial roadways, and at intersections.
- **General Plan Policies:** Potential impacts are reduced by emphasizing multiple modes of transportation, implementing programs to reduce trips, and land use policies which result in reduced trip generation.
- **EIR Mitigation Measure:** While most transportation impacts were designated Class I, this portion of MM TRANS-1b was designated Class II (less than significant with mitigation) by addressing improvements to streets that would reduce traffic friction and improve flow.

Program EIR Mitigation Measures and General Plan Policies	Implementation Status
<p>EIR MM Trans-1b</p> <p>a. Implement a “Friction” Reducing Program (improvements to mid-block traffic flow) for City Streets: <i>GP Policy C1.5</i></p>	<ul style="list-style-type: none"> <li>• Development permitting includes improvements as needed.</li> <li>• Other improvements are installed as funding becomes available.</li> </ul>

# HCD Housing Element Annual Progress Report Tables

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Jurisdiction	Santa Barbara	
Reporting Year	2020	(Jan. 1 - Dec. 31)

## ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

(CCR Title 25 §6202)

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

**Table A**

### Housing Development Applications Submitted

Project Identifier					Unit Types		Date Application Submitted	Proposed Units - Affordability by Household Incomes							Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Notes	
1					2	3	4	5							6	7	8	9	10
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Date Application Submitted (see instructions)	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total PROPOSED Units by Project	Total APPROVED Units by project	Total DISAPPROVED Units by Project	Was APPLICATION SUBMITTED Pursuant to GC 65913.4(b)? (SB 35 Streamlining)	Notes*
Summary Row: Start Data Entry Below								32	0	0	0	15	0	327	374	69	0	0	
045-201-003		221 LA PLATA , SANTA BARBARA, CA 93109	221 LA PLATA - DART - ACCESSORY DWELLING UNIT	PLN2020-00004	ADU	R	03-Jan-20							1	1			No	
033-031-014		312 W YANONALI ST, SANTA BARBARA, CA 93101	312 W YANONALI ST, R-4/S-D-3 ZONE: R-CONVERSION OF ACCESSORY TO NEW SECOND UNIT	PLN2020-00007	2 to 4	R	08-Jan-20							1	0			No	
045-151-021		222 LA PLATA, SANTA BARBARA, CA 93109	222 LA PLATA, E-3/S-D-3 ZONE: COASTAL EXEMPTION ADU	PLN2020-00020	ADU	R	16-Jan-20							1	1			No	
053-142-017		434 N ONTARE RD, SANTA BARBARA, CA 93105	434 N ONTARE RD: R/B-ADU	PLN2020-00035	ADU	R	13-Jan-20							1	0			No	
041-185-002		740 LITCHFIELD LN, SANTA BARBARA, CA 93109	740 LITCHFIELD LN: R/B-ENF-ALTERATION-ADU	PLN2020-00036	ADU	R	14-Jan-20							1	0			No	
043-031-001		2139 MOUNTAIN AVE, SANTA BARBARA, CA	2139 MOUNTAIN AVE: R/B-ENF-ALTERATION-ADU	PLN2020-00037	ADU	R	15-Jan-20							1	0			No	
053-102-026		502 E ALAMAR AVE, SANTA BARBARA, CA 93105	502 E ALAMAR AVE: R/B-ALTERATION-ADU	PLN2020-00038	ADU	R	22-Jan-20							1	1			No	
053-204-017		2930 PUESTA DEL SOL , SANTA BARBARA, CA 93105	2930 PUESTA DEL SOL: R/B-ALTERATION-ADU	PLN2020-00039	ADU	R	27-Jan-20							1	1			No	
031-301-018		434 N QUARANTINA ST, SANTA BARBARA, CA 93103	434 N QUARANTINA ST: R/A-ALTERATION-ADU	PLN2020-00042	ADU	R	27-Jan-20							1	0			No	
041-040-063		1730 CALLE PONIENTE , SANTA BARBARA, CA 93101	1730 CALLE PONIENTE: R/C-ADDITION-ADU	PLN2020-00043	ADU	R	28-Jan-20							1	0			No	
053-102-005		481 PASEO DEL DESCANSO, SANTA BARBARA, CA	481 PASEO DEL DESCANSO: R/B-ALTERATION-ADU	PLN2020-00045	ADU	R	07-Jan-20							1	1			No	
019-013-001		2121 LAS TUNAS RD, SANTA BARBARA, CA 93105	2121 LAS TUNAS RD, RS-1A ZONE: New SFR and Garage	PLN2020-00052	SFD	O	03-Feb-20							1	0			No	
047-010-060		3649 Campanil Dr, Santa Barbara	3649 Campanil DR.: R-NEW SFR	PLN2020-00064	SFD	O	10-Feb-20							1	0			No	

039-151-012	1224 SAN ANDRES ST, SANTA BARBARA, CA 93101	1224 SAN ANDRES ST: R/B-ALTERATION-ADU	PLN2020-00071	ADU	R	31-Jan-20								1	1		No
035-111-003	623 SURF VIEW, SANTA BARBARA, CA 93109	623 SURF VIEW DR: R/B-ALTERATION-ADU-ENF	PLN2020-00072	ADU	R	05-Feb-20								1	1		No
043-083-007	2043 MODOC RD, SANTA BARBARA, CA	2043 MODOC RD: R/B-ALTERATION-ENF-ADU	PLN2020-00073	ADU	R	13-Feb-20								1	0		No
039-222-002	115 W ANAPAMU ST, SANTA BARBARA, CA	115 W ANAPAMU ST, C-G (C-2) ZONE: M-42 Affordable Units and Care Clinic	PLN2020-00074	5+	R	14-Feb-20	32							32	32		No 32 net new units, 2 demolish
031-231-007	726 E COTA ST, SANTA BARBARA, CA 93103	726 E COTA ST, C-G ZONE: R-NEW, Modification for ADU	PLN2020-00093	ADU	R	25-Feb-20								1	0		No
021-180-001	2222 GIBRALTAR RD, SANTA BARBARA, CA 93105	2222 GIBRALTAR RD, RS-1A ZONE: R-NEW, SRU	PLN2020-00098	SFD	O	26-Feb-20								1	0		No
037-041-024	825 DE LA VINA ST, SANTA BARBARA, CA 93101	825 DE LA VINA ST, C-G ZONE: Mixed Use - 21 Residential Units (AUD) and Ground Floor Commercial	PLN2020-00108	5+	R	03-Mar-20				3				18	0		No
035-253-017	519 MIRAMONTE DR, SANTA BARBARA, CA 93109	519 MIRAMONTE DR: R/B-ALTERATION-ADU	PLN2020-00113	ADU	R	18-Feb-20								1	0		No
043-173-019	1728 ROBBINS ST, SANTA BARBARA, CA 93101	1728 ROBBINS ST: R/B-ALTERATION-ADU	PLN2020-00114	ADU	R	20-Feb-20								1	1		No
051-310-039	2640 TALLANT RD, SANTA BARBARA, CA 93105	2640 TALLANT RD: R/A-ALTERATION-ADU	PLN2020-00116	ADU	R	24-Feb-20								1	0		No
025-171-031	2204 PARKWAY DR, SANTA BARBARA, CA 93105	2204 PARKWAY DR: R/A-ALTERATION-ADU	PLN2020-00118	ADU	R	25-Feb-20								1	0		No

Jurisdiction	Santa Barbara	
Reporting Year	2020	(Jan. 1 - Dec. 31)

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

This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs.  
 Please contact HCD if your data is different than the material supplied here

Table B													
Regional Housing Needs Allocation Progress													
Permitted Units Issued by Affordability													
		1	2								3	4	
Income Level		RHNA Allocation by Income Level	2015	2016	2017	2018	2019	2020	2021	2022	2023	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	962		61		57		2				120	842
	Non-Deed Restricted												
Low	Deed Restricted	701		36		48						84	617
	Non-Deed Restricted												
Moderate	Deed Restricted	820										4	816
	Non-Deed Restricted		4										
Above Moderate		1617	290	159	117	245	180	129				1120	497
Total RHNA		4100											
Total Units			294	256	117	350	180	131				1328	2772

Note: units serving extremely low-income households are included in the very low-income permitted units totals  
 Cells in grey contain auto-calculation formulas

# ANNUAL ELEMENT PROGRESS REPORT

## Housing Element Implementation

(CCR Title 25 §6202)

<b>Jurisdiction</b>	Santa Barbara	
<b>Reporting Year</b>	2020	(Jan. 1 - Dec. 31)

D_1_Name	D_2_Objective	D_3_Time	D_4_Status
<b>Table D</b>			
<b>Program Implementation Status pursuant to GC Section 65583</b>			
<b>Housing Programs Progress Report</b>			
Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.			
1	2	3	4
<b>Name of Program</b>	<b>Objective</b>	<b>Timeframe in H.E</b>	<b>Status of Program Implementation</b>
H2.1 Special Needs Population	Continue to fund and support a wide range of programs to meet needs of children, families, seniors, disabled persons, homeless, victims of domestic violence, and others.	Ongoing	The City provides support for special needs populations through funding from several different sources. The state's Homeless Emergency Aid Program (HEAP) provided a grant to Santa Barbara County in 2020, and the City applied its portion toward Restorative Policing for street outreach services.
H2.2 Rental Housing Mediation	Continue to fund and support Rental Housing Mediation Program (RHMP).	Ongoing	The City receives annual funding from HUD's CDBG Program and HOME Investment. The RHMP is mainly funded by the City's General Fund to support staff services to landlords and tenants to settle disputes as an alternative to litigation through the provision of Dispute Resolution Services: information on rights and responsibilities, staff consultations, mediations, community outreach and education. The Program includes a 15 Mediator Member Volunteer Board appointed by the City Council, and serves Santa Barbara, Goleta and Carpinteria. In FY 2020, \$245,910 was expended. The City maintains a webpage with housing FAQs and housing-related policies and documents. Housing staff responds to requests for information regarding affordable housing topics, including the need for affordable housing, the City's efforts to address the issue, and opportunities to participate. CDBG Revolving Loan funds as well as other available sources are used to fund programs in support of producing and preserving housing opportunities, such as the City's Housing Rehabilitation Loan.
H2.3 Promote Public Awareness	Continue using Community Development Block Grant (CDBG) funds to publicize housing opportunities	Ongoing	The City maintains a webpage with housing FAQs and housing-related policies and documents. Housing staff responds to requests for information regarding affordable housing topics, including the need for affordable housing, the City's efforts to address the issue, and opportunities to participate. CDBG Revolving Loan funds as well as other available sources are used to fund programs in support of producing and preserving housing opportunities, such as the City's Housing Rehabilitation Loan.
H2.4 Enforcement Against Discrimination	If budget allows, develop staffing and funding to pursue and assist State Dept. of Fair Employment and Housing staff to pursue enforcement against discrimination in housing.	Ongoing	affirmatively further fair housing. Approximately \$12,000 of funding for administration of the CDBG program is programmed for Fair Housing activities, which works to educate the public about fair housing laws at the local, state and federal level. On a case by case basis, allegations of housing discrimination are investigated. If necessary, enforcement actions are taken or referred to appropriate agencies for enforcement
H3.1 Continuum of Care Program	Continue to implement Continuum of Care program with adjacent jurisdictions and community-based organizations.	Ongoing	The City is a partner in the County's Continuum of Care, which receives approximately \$2.0 million annually for countywide projects. Programs within the City are supported by those funds and supplemented with City CDBG funds.
H3.2 Prevention Programs	Seek funding for homeless prevention programs.	Ongoing	The City provided \$40,837 to assist homeless prevention in FY 2020.
H3.3 Supportive Housing	Support conversion of existing hotels and motels to sponsored residential hotels, Single Room Occupancy (SRO) projects, or apartments for the homeless.	Ongoing	The City's Tenant-Based Rental Assistance (TBRA) program provides security deposit and rental assistance for homeless clients. The program assisted 77 people to acquire permanent rental housing in 2020.
H3.4 Recreational Vehicle Park	Facilitate Recreational Vehicle (RV) park through City's process, work with County and other agencies to locate RV parks.	Ongoing	Housing staff is investigating ways that RV parks could be supported or funded and barriers could be removed through the City's permit process.
H3.5 RV Park Program	Consider financial support for RV park project if application is submitted.	Ongoing	No applications for RV parks were submitted in 2020.
H3.6 Parking Locations	Allow overnight RV parking areas.	Ongoing	Overnight RV parking spaces are located in 14 lots with 83 spaces (2020). In 2017 the City helped secure 16 additional daytime parking locations for persons living in their vehicles and has since provided \$24,000 a year in General Funds for safe parking services.

H4.1 Casa Esperanza Homeless Shelter	Continue to fund and support Casa Esperanza (PATH) or other suitable shelter facilities.	Ongoing	The City provided People Assisting the Homeless (PATH) \$23,730 from the CDBG/Human Services grant and another \$202,100 from the General Fund in 2020.
H4.2 Operational and Service Needs	Support services and programs for homeless shelters.	Ongoing	The City continues to fund and support services (\$598,121 in FY 2020).
H5.1 Transitional Housing	Continue to fund non-profits to provide transitional housing.	Ongoing	The City provides local Human Services funds to non-profits for transitional housing programs (\$76,013 in FY 2020).
H5.2 Regional Coordination	Coordinate with County/Cities to implement the Consolidated Plan's Continuum of Care programs.	Ongoing	The City continues to actively coordinate with the County Continuum of Care by having City staff assigned to serve on the CoC governance board.
H6.1 Senior Housing	Promote senior housing at market and affordable rates.	Ongoing	The City continues to promote senior housing, striving for a mix of affordable and market-rate housing for all of Santa Barbara's residents.
H6.2 Unit Acquisition & Rehab	Continue to promote acquisition and rehabilitation of existing units for affordable senior housing.	Ongoing	The City makes funding available for the acquisition and rehabilitation of existing units through grants and loans, via the Multifamily Housing Rehabilitation Loan Program (HRLP), Affordable Housing Inclusionary Fund, and the Low and Moderate Income Housing Asset Fund.
H6.3 Upgrade Senior Facilities	Continue to facilitate private sector efforts to upgrade existing facilities.	Ongoing	The City is able to facilitate such proposals to upgrade existing facilities projects through the permitting process and with possible grants and loans for rehabilitation, via the Multifamily Housing Rehabilitation Loan Program (HRLP), Affordable Housing Inclusionary Fund, and the Low and Moderate Income Housing Asset Fund.
H6.4 Non-Institutional Facilities	Encourage non-institutional facilities for older senior population (75+).	TBD	The City seeks opportunities to assist such facilities, such as providing funds for service-enriched housing for frail, low-income seniors and other special-needs populations.
H6.5 Senior Advocacy	Continue to work with Area Agency on Aging.	Ongoing	The City provided \$22,800 to the Long Term Care Ombudsman program (formerly Area Agency on Aging) in 2020.
H6.6 Support Services	Encourage expansion of support services for independent senior population.	Ongoing	The City provided \$41,563 for support services in 2020.
H6.7 Housing Incentives	Continue to provide reduced parking incentives for senior housing projects in combination with bonus densities.	Ongoing	The City provides concessions, such as reduced parking standards, on certain projects in exchange for affordable housing, including those for seniors and persons with disabilities.
H6.8 Design Guidelines	Develop site and unit design guidelines for senior and disabled units that incorporate accessibility requirements.	2015-2020	Program not yet completed.
H7.1 Congregate Care	Promote new congregate housing or board and care facilities.	Ongoing	The City provided \$26,600 Human Services funds in 2020 to Sarah House for hospice care of low income residents, and \$20,879 in CDBG for infrastructure improvements at the facility.
H7.2 Special Needs Housing	Encourage community groups, non-profits, and faith-based community to create special needs housing.	Ongoing	In 2020, the City provided HRLP grant funds to Transition House, and Peoples' Self-Help Housing for rehabilitation and preservation of special-needs housing.
H7.3 New Housing Opportunities	Work with community services providers to expand scope to include housing (new or rehab of existing units).	Ongoing	The City encourages community service providers to include housing and maintains affordable-housing funds to offer loans and grants for the acquisition and/or rehabilitation of housing.
H7.4 Priority Status	Encourage the Housing Authority to continue priority status for disabled persons with the greatest housing needs.	Ongoing	The Housing Authority continues to provide priority status for disabled persons with the greatest housing needs. In 2020, the Housing Authority assisted 586 individuals that were non-elderly disabled.
H7.5 Accessibility Funding	Fund accessibility improvements for disabled persons receiving Housing Choice Vouchers (formerly Section 8 certificates).	Ongoing	The City makes available funding, primarily through the CDBG Program, for rehabilitation of housing. Prior projects have included improvements such as construction of ADA compliant ramps.
H7.6 At-Risk Afford. Disabled Units	Ensure affordable units occupied by disabled tenants at-risk of converting to market rate remain affordable.	Ongoing	The City maintains affordable-housing funds to offer loans and grants for rehabilitation in exchange for extended affordability controls.
H8.1 Accessibility Review	Continue to review plans for accessibility standards.	Ongoing	The City reviews project plans in accordance with State/Fed laws and provides case-by-case ADA guidance on all projects that go through the development application review team or building permit process.
H8.2 Accessibility Guidelines	Distribute guidelines with specific ideas and examples that explain Fed and State laws to builders.	Ongoing	No guidelines have been produced but the City provides guidance to builders on a case-by-case basis.
H8.3 Accessible Housing	Adhere to Fair Hsg Act or CA Building Code, whichever is more stringent, for accessible housing.	Ongoing	The City reviews each project application and ensures compliance with applicable accessibility regulations and requirements.



H9.1 Accessible Housing Incentives	Implement policies to provide incentives for disabled access units to be provided in market-rate projects.	2015 - 2018	No new policies have been implemented.
H9.2 Case Management	Seek funding for case managers to support disabled in independent living situations.	TBD	Human Services funding in the amount of \$13,063 was awarded to Independent Living Resource Center in 2020.
H10.1 Early Project Consultation	Continue to provide predevelopment consult for housing opportunity sites and mixed use projects.	Ongoing	City continues to offer early predevelopment consultations.
H10.2 Property Profiles	Continue to provide property profile services.	Ongoing	Property profile services are available.
H10.3 Building Reuse	Encourage residential reuse of existing nonresidential buildings.	2016-2017	Planning staff encourage developers to reuse existing nonresidential buildings for residential use. Zoning changes to change parking from a minimum to a maximum parking, reduce open space requirement and increase densities in the downtown were adopted in 2020 to further allow for adaptive reuse of buildings for residential.
H10.4 Housing at Shopping Centers	Promote mixed use housing at shopping centers.	Ongoing	The AUD Program includes La Cumbre Plaza and other shopping center locations in the priority housing overlay (37-63 dwelling units per acre). A project has been completed for very-low and low income senior housing that includes 89 new studio units. Discussions have started with property owners of La Cumbre Plaza to enter into a Development Agreement to build housing on the site.
H11.1 Affordable & Workforce Hsg	Explore options to promote affordable and workforce housing including revising variable density ordinance, requiring a term of affordability, and reducing parking standards.	2015-2017	The AUD Program was designed to provide workforce housing for middle to upper middle income households. It includes reduced parking standards. In 2019 the AUD Program was amended to include an Inclusionary Housing requirement. This requirement is for projects with ten units or more to provide at least 10% of the units as affordable to households at the Moderate Income level (80% to 120% of Area Median Income) and projects with five to nine units to either build a unit
H11.2 Priority Housing Overlay	Encourage rental, employer sponsored, and co-operative housing in priority areas with incentives.	2015-2017	The Priority Housing Overlay allows for higher residential densities for rental, employer sponsored, and co-operative housing. In the Priority Housing Overlay, 186 rentals have been approved, 69 units building permits are in review, and 4 units were issued certificates of occupancy.
H11.3 Inclusionary Housing	Amend inclusionary Ordinance to require increased percent of affordable housing in new ownership developments; temporarily suspend inclusionary housing requirements or in-lieu fees during times of economic	2015-2020	Program for ownership developments not yet undertaken.
H11.4 Density Standards	Develop standards that permit greater density for projects that provide more price-restricted ownership units than required by inclusionary ordinance.	2015-2017	City Council initiated amendments to the AUD Program that would allow for larger buildings and additional units for projects that provide more price-restricted units than are required by the inclusionary requirements.
H11.5 Bonus Density	Continue to promote bonus density above State law.	Ongoing	Through the City's density bonus program, the City allows development of a greater number of units than State Law. Prospective applicants are encouraged to use the City's program when appropriate for a project.
H11.6 Private Sponsors	Continue to solicit housing proposals from private sponsors.	Ongoing	The City solicits housing proposals for both affordable and market-rate units from private sponsors.
H11.7 Infill Housing	Continue to assist with development of infill housing with incentives to use underutilized and vacant parcels for new extremely low, very low, low, and moderate income households.	Ongoing	The City is working with the Housing Authority to develop Very-Low-, Low-, and Moderate-Income housing on an underutilized parking lot.
H11.8 Opportunity Sites	Assist builders to develop affordable projects by identifying infill and opportunity sites.	Ongoing	The Housing Element identified opportunity sites.
H11.9 Sweat Equity Projects	Continue to support sweat equity projects	Ongoing	No sweat-equity projects were proposed in 2020, although staff has had discussions with nonprofit developers about potential sweat-equity projects.
H11.10 Large Rental Units	Encourage 3+ bedroom rental units	Ongoing	Larger rental units are encouraged and provided in some AUD Program projects because density is not based on bedroom count.
H11.11 Condominium Conversions	Continue to implement condo conversion ord. to promote entry level housing ownership opportunities	Ongoing	No condominium conversions were proposed in 2020.
H11.12 Surplus Land	Inventory government, school district, and utility owned land and pursue dedication of such land for low and middle income housing	Ongoing	Surplus land was inventoried, no land is currently available for housing.
H11.13 Housing Opportunities	Look for housing opportunities on City-owned land or over private and public parking lots	TBD	The City is working with the Housing Authority to develop housing on an underutilized parking lot.
H11.14 Public Facilities	Pursue acquisition of National Guard and Army Reserve sites for affordable housing, park, school or other public benefit	TBD	In 2018, Santa Barbara Unified School District purchased the National Guard Armory. The City continues to consult with the School District regarding development potential of the site.
H11.15 Financial Assistance	Apply for or support all available public and private funding for affordable housing	TBD	The City supports state and federal legislation and programs to provide financing for affordable housing in the Legislative Platform, as well as through continued administration and matching funds for state and federal funding programs for affordable housing.

H11.16 Property Transfer Tax	Increase property transfer tax to fund affordable and workforce housing	Ongoing	Senate Bill 2 includes a \$75 fee on the recording of certain real-estate documents to fund affordable housing. In 2020, the City was awarded funding under SB2 to update the General Plan Program Environmental Impact Report in order to continue to streamline review of housing projects.
H11.17 Alternative Revenue Sources	Explore sources of revenue for Affordable housing to replace Redevelopment Agency funds	TBD	The City is tracking all funding opportunities for affordable housing.
H11.18 Extend Redevelopment Project Area	Continue to pursue legislative amendments to replace Redevelopment Agency (RDA)	TBD	The City supports legislation for new community revitalization tools including affordable housing development.
H12.1 Above Moderate Housing	Encourage housing for first-time buyers, including moderate and middle-income households.	Ongoing	In 2020, no ownership units were proposed under the AUD Program.
H12.2 Large Employers	Encourage employer housing	Ongoing	Both Westmont College and Cottage Hospital have created employee housing under the City's regulations. The AUD Program also encourages employer housing but no large employers have yet taken advantage of it.
H13.1 Preserve Rentals	Preserve rentals by exploring ways to avoid condo conversions or creation of tenant coop ownership of previous rentals	2015 - 2020	Program not yet undertaken but the City does enforce on illegal vacation rentals, which may result in better availability of long-term rentals.
H13.2 Condominium Conversion	Amend Municipal Code to require condo conversions to conform to General Plan density requirements	2015 - 2020	Program not yet undertaken.
H13.3 Rental Units	Allow rehab of existing rental units at nonconforming densities and zoning standards	2015 - 2020	The zoning ordinance allows for improvements to existing units that are nonconforming to density and current zoning standards.
H14.1 Market Rate Housing	Encourage market rate housing in multi-family and commercial zones to be consistent with AUD provisions and have access to public open space.	2015 - 2017	AUD Program provisions apply to market rate housing in multi unit and commercial zones, which are served by existing public open space.
H14.2 Resource Conservation	Establish standards for resource use in relation to density to encourage reduced footprint projects.	2015 - 2020	Program not yet undertaken.
H14.3 Market-Rate Incentives	Prepare design standards and codify incentives for market rate developers to build smaller units.	2015 - 2020	The AUD Program codifies incentives for smaller units. Infill design standards were completed in 2017 (see H16.5).
H15.1 Secondary Dwelling Unit Ord.	Amend Municipal Code to provide more site planning flexibility and design concepts.	2015 - 2020	In 2020, the City amended the Zoning Ordinance for Accessory Dwelling Units again to comply with new state laws, including both Inland and Coastal areas.
H16.1 Affordable Housing Projects	Continue to give priority to affordable housing on staff, committee, and commission agendas	Ongoing	The City administratively provides priority for affordable housing projects on agendas and plan checks.
H16.2 Affordable Housing Facilitator	Continue with staff level affordable housing facilitator	Ongoing	The City's Housing Project Planner serves as an affordable housing facilitator.
H16.3 CEQA Exemptions	Continue to use CEQA infill exemption	Ongoing	The CEQA infill exemption is used when applicable.
H16.4 Coordinated Project Review	Address issues of coordination between review Boards	Ongoing	Coordinated reviews are conducted and liaisons are appointed to improve communication.
H16.5 Infill Project Guidelines	Develop guidelines for small infill projects (1-3 units)	2015 - 2017	Infill Design Guidelines were completed in 2017 and are included in the Architectural Board of Review and Historic Landmarks Commission Guidelines.
H16.6 Water Meters	Allow one water meter for apts with sub-meters for each unit	Ongoing	State law requires all multi-unit developments approved after January 1, 2018, to be separately metered in order to measure water consumption. Developments with 100% rental units affordable to very low or low income households can use one water meter per six units under specific conditions. Accessory Dwelling Units do not require a separate water meter.
H16.7 Expedited Review	Continue to expedite review of Affordable Housing Projects	Ongoing	Affordable housing projects are prioritized in the review process and streamlined process.
H16.8 Multi-Family Design Guidelines	Develop Multi-Family Residential Design Guidelines	2015 - 2017	The Infill Design Guidelines partially fulfil this objective. City Council gave direction to further review this through the AUD Program amendments in 2019. In 2020, the City prepared draft Objective Design Standards for Streamlined Housing Projects per Senate Bill 35.
H17.1 Parking Requirements	Consider incremental zoning Ord. changes to reduce parking requirements for AUD projects, allow tandem parking, flexible parking standards for constrained sites, no guest parking req. for housing in	2015 - 2017	These incremental changes were further refined in 2020. The AUD Program parking standards dictate a parking maximum on one space in the Central Business District, unbundled parking, and no guest parking is required. Tandem parking is allowed for accessory dwelling units, multi-unit, and mixed-use development and is also allowed for all other residential uses if needed for flexibility on a constrained lot. Offsite parking is allowed for residential units in commercial zones. Parking calculations are now

H17.2 Zoning Standards	Consider Zoning Ordinance amendments to change outdoor living space, yard, and setback requirements for housing in commercial zones	2015 - 2017	With zoning ordinance amendments included in the New Zoning Ordinance (2017), standards were made more flexible for housing in nonresidential zones as follows: 1. Nonresidential setbacks are allowed for mixed-use development 2. Live-Work Units allow reduced open yard and parking. 3. The minimum distance between buildings requirement was removed. 4. There is more flexibility for an "alternative open yard" on mixed use projects to be approved by design review (instead of a Modification). In 2020
H17.3 Expedite Environmental Review	Continue MEA system to expedite environmental review consistent with State housing laws	2015 - 2020	The City is using SB2 grant funding to update the General Plan EIR to streamline CEQA review for housing projects. The City also continues to use the MEA to expedite review and apply applicable statutory and categorical exemptions.
H17.4 Development Review Process	Evaluate the current development review process and recommend improvements	Annual	The development review process is reviewed annually as part of budget process. Additionally, workflow study was completed, which examined opportunities to improve efficiency, communication, and customer service. City staff is currently working to implement those process improvements, and City Council appointed a Land Development Team Oversight Committee to ensure recommendations are implemented.
H18.1 Adaptive Mgmt. Program	Monitor and evaluate housing production	Annual	Housing production is tracked and evaluated on an ongoing basis. Residential units proposed under the AUD Program are tracked regularly and posted on the City's website.
H19.1 Low-Interest Loans	Continue to provide low-interest housing rehab loans	Ongoing	The City's Housing Rehabilitation Loan Program (HRLP) provides grants and low-interest loans. Two rehabilitation loans were provided in 2020.
H19.2 Neighborhood Surveys	Continue to survey neighborhoods with the highest number of units in need of rehab.	Ongoing	Units were surveyed as part of the 2015 Housing Element Update.
H19.3 Substandard Housing	Continue to allow demo of substandard housing	Ongoing	The City continues to allow demolition of substandard housing.
H20.1 Zoning Enforcement	Continue to enforce on chronic offenders	Ongoing	The City continues to enforce on chronic offenders.
H20.2 Substandard Apt Complexes	Acquire large substandard apts	Ongoing	In 2020, Transition House purchased a three-unit rental property to be renovated and used for low-income housing.
H20.3 Bilingual Assistance	Continue to provide bilingual ombudsperson	Ongoing	Bilingual staff are available throughout the organization to assist with general questions, development applications, housing issues, and tenant/landlord disputes. The Housing and Human Services Division has 3 bilingual staff members.
H20.4 Zoning Information Reports	Continue to require Zoning Information Reports (ZIRs)	Ongoing	The ZIR program was changed substantially in 2019 and no longer requires staff perform a site visit or record review. ZIRs continue to be required and can be obtained through review of the street and planning files on the City website.
H20.5 Illegal Dwelling Units	Consider ways to legalize illegal units.	2015 - 2017	The amended Accessory Dwelling Unit Ordinance facilitates legalization of some illegal units.
H20.6 Substandard Buildings	Consider a program to require owners of substandard buildings to fund relocating tenants to habitable units.	TBD	Program not yet undertaken.
H20.7 Tax Code	Continue to use tax code to prohibit rental income property owners and corporations from receiving income tax deductions if a state or local regulatory agency has determined the rental income housing violates state law or	Ongoing	The City identifies substandard housing conditions and requires compliance with Government Code Section 17274 and 24436.5 when applicable.
H21.1 Affordability Covenants	Continue to preserve affordable housing covenants.	Ongoing	The City monitors the expiration of affordability covenants and sometimes offers rehabilitation funds in exchange for extended affordability covenants; however, the City cannot unilaterally extend ownership covenants.
H21.2 At-Risk Affordable Units	Continue to encourage the Housing Authority and nonprofit organizations to acquire and manage units which affordability requirements are due to expire.	Ongoing	The City encourages the Housing Authority and other nonprofits to acquire units with affordability limits that are due to expire.
H21.3 Expiring Affordability	For projects with expiring affordability provisions: make a determination as to whether longer affordability is feasible under existing financing; engage in dialogue with property owners, no later than 12 months prior to the expiration	Ongoing	The City monitors covenants before they expire; however, the City cannot unilaterally extend ownership covenants. In the case of multi-unit rental projects, the affordability term is extended by refinancing the loan agreement.
H21.4 Presidio Park Apartments	Ensure that Presidio Park Apartments remain affordable in the interim between when their Section 8 contract expires and when the City has option to purchase (2018). Prior to 2018, develop a financial plan to purchase or	2015 - 2020	Presidio Park Apartments affordability was extended 60 more years to the year 2077 through the sale of the City's exclusive right to repurchase.
H22.1 Affordable Housing Task Force	Continue to support and participate on the Joint Cities/County Affordable Housing Task Group.	Ongoing	The City actively participates in and organizes quarterly meetings of the Joint City/County Affordable Housing Task Force.
H22.2 Shared Housing Development	Explore joint housing development opportunities, with the County of Santa Barbara and the cities of Carpinteria and Goleta.	Ongoing	The City explores opportunities for joint housing projects with the County and Cities of Goleta and Carpinteria.
H22.3 Affordability Criteria	Continue coordination with the County to maintain uniform affordability criteria.	Ongoing	The City continues coordination with County on affordability criteria, and the City would seek input from the County and surrounding cities before modifying criteria.

H22.4 Farmworker Housing	Encourage and support the County's efforts to address the special needs of farmworkers on the South Coast. Review City zoning regulations to ensure conformance with Health and Safety Code Sections 17021.5 and	2015	The City supports County's farmworker housing efforts. Employee housing is not included in the definition of a boarding house or other similar terms per Section 17021.5. The City does not have an agricultural land use category per Section 17021.6.
H22.5 Affordable & Workforce Hsg	Continue to work with community groups in support of Affordable and "Workforce" housing on the South Coast.	Ongoing	The City works with community groups to support regional workforce housing including the Joint City/County Affordable Housing Task Force and Coastal Housing Partnership. In 2020, the City awarded funding to the Housing Trust Fund for the administration of the South Coast Workforce Home Buyer Program which provides low-cost interest-only down payment loans to help households purchase entry-level, market rate or affordable homes.
H22.6 Coastal Housing Partnership	Continue to participate and support the Coastal Housing Partnership, as well as explore ways to expand its role and reach.	Ongoing	The City is an active member in Coastal Housing Partnership.
H22.7 Employer Incentives	Work with the Coastal Housing Partnership to develop incentives for employers throughout the South Coast to provide employee housing on-site or close-by off-site, and establish or expand programs that encourage	Ongoing	The Coastal Housing Partnership operates a program for employees of member agencies to purchase housing on the South Coast. The City supports this effort and encourages employers to consider employee-housing programs.
H22.8 Bridge Loans	Encourage the Community Housing Trust Fund to explore the feasibility of providing "bridge loans" to existing property owners to add small rental units (including "granny units") to their property. The bridge loan would be for	Ongoing	Program not yet undertaken.
H22.9 Affordable Student Housing	Encourage UCSB and SBCC to address affordable student, faculty, and staff housing on campus and at close-by off-site opportunity sites. Discuss with SBCC or other interested organizations the potential and obstacles to	Ongoing	The City continues to discuss student housing opportunities with SBCC/UCSB and with developers contemplating projects in proximity to the campuses.
H22.10 Regional Coordination on Affordable Housing	Continue to coordinate with other South Coast agencies to identify available land for residential development and consider partnerships between local agencies to develop housing for the South Coast workforce. Inventory and	Ongoing	The City continues regional coordination, including participating in discussions via the Joint City/County Affordable Housing Task Force and regarding potential projects for the Affordable Housing & Sustainable Communities Program.
H23.1 State and Federal Funding	Explore opportunities for joint City/County applications for Federal and State housing assistance programs.	Ongoing	The City continues to provide Annual Action Plan (AAP) required under 5-Year HUD Consolidated Plan. The AAP acts as the City's application for federal HOME and CDBG funding. The City tracks funding opportunities from the State HCD.
H23.2 Annexations	At the request of the County and community, pursue joint projects, including annexations, similar to the Mercy Housing/St. Vincent's affordable housing project.	Ongoing	No projects undertaken in 2020.
H23.3 City Resources	Look for opportunities to use City funding and staffing resources for affordable housing projects outside the City limits as requested and appropriate.	Ongoing	No projects undertaken in 2020, although Housing staff communicates with local affordable-housing developers about projects, including some scattered sites projects beyond City limits.
H23.4 New Funding Sources	Encourage the community-based Housing Trust Fund and the Trust for Public Lands to work together in efforts to identify new funding sources for affordable housing projects.	Ongoing	No projects undertaken in 2020.
H23.5 Housing Authority Coordination	Encourage the City and County Housing Authorities to work together to purchase sites and/or construct affordable housing.	Ongoing	In 2020, the City assisted the City Housing Authority to purchase a vacant site for construction of Vera Cruz Village, a 29-unit affordable-housing rental project for homeless individuals.
H24.1 Rental Housing	Encourage the passage of legislation that provides incentives for the construction of rental housing.	Ongoing	The City supports legislation that provides incentives for rental housing through its 2019 Legislative Platform. Due to COVID-19, the City did not update the Legislative Platform in 2020.
H24.2 Condominium Production	Encourage the passage of legislation that would resolve the condominium construction defect liability problem.	Ongoing	No action taken.
H24.3 Housing for Disabled	Support State legislation that would expand housing opportunities for the disabled.	Ongoing	The City supports legislation that expands housing opportunities for disabled individuals through its 2019 Legislative Platform. Due to COVID-19 the City did not update the Legislative Platform in 2020.
H24.4 Residential Development	Encourage the federal and state governments to establish policies and expand programs that will assist in the production and financing of residential development.	Ongoing	The City supports the re-establishment of federal tax incentives which encourage private development and ownership of rental housing and state and federal legislation and programs that provide financing for affordable housing through its 2019 Legislative Platform. Due to COVID-19 the City did not update the Legislative Platform in 2020.
H24.5 Section 8 Program	Oppose any legislation that would reduce funding for the Section 8 Housing Voucher Program, including the block granting of the program to the states; support legislation that provides new incremental units of Section 8	Ongoing	The City opposes any legislation to reduce financing for the Section 8 program and supports the preservation of HUD Section 8 program funding through its 2019 Legislative Platform. Due to COVID-19 the City did not update the Legislative Platform in 2020.
H25.1 Housing Resources	Provide information to the public about needs and resources in the community.	Ongoing	The City continues to inform the public via the Affordable Housing, AUD Program, and Accessory Dwelling Unit websites, as well as through participation in community forums and events such as the Housing Authority's Housing Day.
H25.2 Rental Incentive Information	Provide information to potential developers regarding need for 3+ bedroom units for extremely low, very low, low, and moderate households.	Ongoing	Program not yet undertaken.
H26.1 Housing Opportunities	Continue to distribute resource guide of available housing opportunities and community programs.	Ongoing	The City affordable ownership housing program maintains an interest list and provides that list to sellers and developers of affordable ownership housing. The City also maintains a list of affordable rental / senior properties. The City distributes an affordable housing resource guide, which was updated in 2020.
H26.2 Accessibility Regulations	Continue to provide information for property owners to comply with Title 24, ADA, and Fair Housing Act Regulations.	Ongoing	The City continues to provide compliance information through Building & Safety handouts, at the public counter and through the Fair Housing Enforcement Program.

<b>H26.3 Housing Achievements</b>	<b>Publicize housing achievements.</b>	<b>Ongoing</b>	The City continues to publicize housing achievements via the Affordable Housing website and the AUD Program website, as well as through participation in community forums and events such as the Housing Authority's Housing Day.
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