



FINAL 2024 GENERAL PLAN ANNUAL PROGRESS REPORT

City of Santa Barbara



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2024 General Plan Annual Progress Report

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1. Introduction

Since 2019, State law has required the City of Santa Barbara to submit a General Plan Annual Progress Report (APR) along with the Housing Element Annual Progress Report to the State Office of Planning and Research (OPR) and the Department of Housing and Community Development (HCD) each year.

This report serves as a key tool for both City officials and the public to assess progress toward the City's goals and objectives. It provides a comprehensive evaluation of the effectiveness of General Plan programs and highlights the City's efforts to address housing, sustainability, infrastructure, and community development.

The 2024 General Plan APR fulfills this requirement by documenting key accomplishments, ongoing initiatives, and challenges in implementing the General Plan throughout the calendar year. The report underscores the City's commitment to sustainable development, affordable housing, historic preservation, and environmental resilience. While notable progress has been made, such as the adoption of tenant protection ordinances, expansion of housing programs, and advancement of climate adaptation efforts, challenges remain, particularly in producing lower-income housing and adapting critical infrastructure to climate impacts.

Government Code §65400 requires every city and county, including charter cities, to prepare an annual progress report on the status of the Housing Element, using standardized forms and definitions adopted by HCD. This APR must be submitted to HCD and OPR by April 1 each year to ensure accountability and compliance with state planning goals.

2. Background

The City of Santa Barbara previously tracked General Plan implementation through the General Plan Implementation and Adaptive Management Program (AMP) Report, which provided detailed analysis of key topics such as growth management and greenhouse gas emissions. To offer a broader and more comprehensive overview of annual progress, the General Plan Annual Progress Report (APR) replaced the AMP Report, ensuring alignment with state reporting requirements and providing a clearer assessment of City actions taken throughout the calendar year.

In compliance with state guidelines, this report includes detailed updates on General Plan implementation, with a focus on:

- Governor’s Office of Planning and Research General Plan Guidelines
- Housing Element Annual Progress
- General Plan Implementation Projects and Zoning Ordinance Amendments

This structured approach ensures transparency, accountability, and a more effective evaluation of the City’s progress in achieving its long-term planning goals.

The General Plan

The General Plan is a comprehensive framework that outlines the City’s long-term goals and the strategies to achieve them. It includes land use-related policies and programs that guide the public, City staff, and decision-makers on a wide range of development-related issues, including housing, transportation, and biological resources. The City Council adopts and periodically amends the General Plan in consultation with residents, advisory bodies, and City staff to address evolving community needs.

State law requires every city and county to adopt a general plan that addresses seven core topics, commonly referred to as “elements.” Cities may also include additional optional elements to address specific local priorities. By law, general plans must be comprehensive, internally consistent, and forward-looking to ensure long-term planning effectiveness. The Governor’s Office of Planning and Research (OPR) provides General Plan Guidelines, which include the following fundamental principles:

- **Geographic Comprehensiveness:** The general plan must cover all of the territory within the jurisdiction's boundaries.
- **Regionalism:** The general plan must consider regional plans for transportation, air quality and water quality, and must spell out measures needed to meet federal or state standards for the region.
- **Issue Comprehensiveness:** General plans must address the jurisdiction's physical development over the long term, but because the general plan is the most comprehensive expression of the general welfare, it should also recognize social and economic concerns.

- **Internal Consistency:** All of the general plan elements must be internally consistent. Each element's data, analyses, goals, policies, and programs must be consistent and complement one another. This includes consistency with area and specific plans.
- **Long-Term Perspective:** The general plan must address the welfare of current & future generations, although the timeframes may vary between elements. The Housing Element, for instance, must be updated every five to eight years.

In 2011, the City of Santa Barbara adopted the Plan Santa Barbara General Plan, updating the City's long-term vision to reflect evolving sustainability goals, land use priorities, and community needs. This process led to the development of:

- A newly structured General Plan Introductory Framework focused on sustainability.
- A comprehensive update to the Land Use Element.
- The creation of new citywide goals and policies across all General Plan Elements.

The 2011 General Plan update also reorganized previously separate elements into a unified document that aligns with both the City's Sustainability Framework and State law. This reorganization consolidated six prior volumes into a single, streamlined document, ensuring greater accessibility, efficiency, and clarity in implementing the City's long-term growth strategy.

Table 2-1: City of Santa Barbara General Plan Elements

Element	Last Updated	Other Components
Land Use	2011	
Housing	2023	
Open Space, Parks, and Recreation	2011	1972 Open Space Element 1982 Parks and Recreation Element
Economy and Fiscal Health	2011	
Historic Resources	2012	
Environmental Resources	2011	1979 Conservation Element 1979 Noise Element
Circulation	2011	1997 Circulation Element
Safety	2013	

General Plan Update Requirements per State Legislation

The State of California has enacted multiple amendments to Government Code §65302, introducing new statutory requirements for General Plan Elements and Annual Progress Reports (APRs). These legislative updates aim to address climate resilience, environmental justice, housing, and infrastructure safety. The following key requirements impact Santa Barbara's General Plan:

Key Legislative Updates

SB 379 – Climate Change Vulnerability Assessment (2015)

Requires the Safety Element to include:

- A climate change vulnerability assessment.
- Measures to address climate-related risks.
- Comprehensive hazard mitigation and emergency response strategies.

The City's current Safety Element update integrates these requirements, ensuring a proactive approach to climate resilience.

SB 1000 – Environmental Justice (2016)

Requires jurisdictions with disadvantaged to:

- Adopt a standalone Environmental Justice Element, or
- Integrate environmental justice goals, policies, and objectives into other General Plan Elements.

For purposes of California's SB 1000, disadvantaged communities are areas identified by the California Environmental Protection Agency (CalEPA) or low-income areas disproportionately affected by environmental pollution and other hazards that can lead to negative health effects or environmental degradation. Although Santa Barbara does not have designated disadvantaged communities, the City is committed to incorporating environmental justice principles into all future General Plan updates. The 2023-2031 Housing Element reflects this commitment through an Affirmatively Furthering Fair Housing (AFFH) Appendix, which analyzes barriers to fair housing and outlines strategies to expand opportunities for lower-income households, special-needs populations, and protected classes.

SB 1425 – Open Space Element (2022)

Requires cities to update the Open Space Element by January 1, 2026, to include:

- Plans and programs addressing climate resilience.
- Consistency with the Safety Element to ensure coordinated environmental protection.

The City's Open Space Element update is currently in progress and remains on track for completion before the 2026 deadline.

SB 6 – Housing Element (2022)

Mandates that the Housing Element include:

- An inventory of land that is suitable and available for residential development.

The City's 2023-2031 Housing Element fulfills this requirement through a Suitable Sites Inventory, which identifies adequate land with appropriate zoning, development standards, and infrastructure capacity to meet housing needs across all income levels.

Additional State Legislative Requirements

- Complete Streets Policy (AB 1358) – The Circulation Element must prioritize multi-modal transportation, including walking, cycling, and public transit.
- Flood Risk and Management (SB 5, AB 162) – The Safety and Conservation Elements must incorporate floodplain management and mitigation strategies.
- Wildfire Risk Assessment (SB 1241) – The Safety Element must address wildfire risks in high-hazard zones.
- Sea Level Rise (SB 375) – Coastal cities must integrate sea level rise mitigation strategies into their Safety and Conservation Elements.

The City of Santa Barbara remains committed to meeting state requirements and maintaining a General Plan that aligns with state mandates for resilience, equity, and sustainability. By adapting to legislative changes, the City continues to ensure a well-planned, environmentally responsible, and inclusive future for its residents.

OPR General Plan Guidelines

The Governor's Office of Planning and Research (OPR) adopts and periodically updates the General Plan Guidelines, which outline statutory requirements for General Plan elements. In 2018, the City of Santa Barbara evaluated its General Plan elements against OPR's "Completeness Checklist" as part of the General Plan Implementation and Adaptive Management Program Report. This evaluation helped prioritize future General Plan updates and identify areas for alignment with state requirements.

The Housing Element remains the only General Plan element that must be updated every eight years, in coordination with the Santa Barbara County Association of Governments (SBCAG) and its Regional Transportation Plan update. Other General Plan elements are updated at the direction of City Council and included in the City's long-term work program. Since 2018, the City has tracked statutory requirements for General Plan elements, with updates documented in Annual Progress Reports.

Tribal Consultation Requirements

In compliance with state law and City policies, the City conducts tribal consultation prior to adopting or amending:

- The General Plan
- Specific Plans
- Environmental Impact Reports (EIRs)
- Negative Declarations
- SB 35 Applications (streamlined housing projects)

Under SB 18, the City is required to consult with Tribal representatives when updating the Open Space, Conservation, or Environmental Resources Elements. If feasible, the City must incorporate additional protections for sacred sites and places of worship.

Although the General Plan has not been formally amended to reference Tribal Consultation requirements, existing City policies and state law mandate such consultation. Other City policy documents—including the Historic Resources Element, Land Use Element, Conservation Element, and Coastal Land Use Plan—align with state requirements and include extensive provisions for the protection of historic and archaeological resources.

Municipal Code Chapter 22.12 (Archaeological and Paleontological Resources) and the Master Environmental Assessment (MEA) Guidelines for Archaeological Resources (2002) establish standards for protecting significant archaeological sites. The MEA Guidelines are currently undergoing an update, which will formally incorporate tribal consultation procedures to ensure compliance with state mandates and best modern practices. This update is expected to be completed by spring 2025.

Community Engagement & Public Participation

The City of Santa Barbara is committed to fostering active and meaningful community involvement in housing and development initiatives. Through public workshops, surveys, open houses, and meetings, the City ensures that residents, businesses, and advocacy groups have opportunities to shape policies and projects. These engagement efforts help gather diverse perspectives, address community concerns, and build trust among stakeholders. By integrating public input into decision-making, the City strives to develop inclusive, equitable, and well-supported housing strategies that align with the community's needs and priorities.

In 2005, the City Council established a public participation goal for the General Plan Update process:

"Encourage public involvement and participation at all levels of city planning and other government activities."

This goal acknowledges the critical role of community input in balancing competing interests and shaping planning policies. However, stakeholder engagement does not end when a plan is completed. The General Plan must continue to serve as a tool for public participation, ensuring that residents remain engaged in planning decisions, resource management, and development projects. Ongoing public involvement is also essential for creating implementation tools and guiding future General Plan amendments, ensuring that the City's long-term planning remains responsive, transparent, and community driven.

3. 2024 Housing Production

This section provides an overview of housing production trends in 2024, including newly submitted projects, permitted developments, and key statistics on building permits and Regional Housing Needs Allocation (RHNA) progress. Only projects receiving building permits are used for the purpose of determining progress towards RHNA.

Key 2024 Housing Statistics:

- Total new housing applications submitted: 163
- Total units proposed: 1,521
- Projects issued building permits: 113
- RHNA-eligible units permitted: 204

Housing Application and Permit Status in 2024

Table 3-1 provides an overview of the number of applications and units submitted and building permits issued for housing projects by type.

Table 3-1: Housing Application Status in 2024 by Project Type

Type	New Applications	Units in New Applications	Issued Building Permits	Total Units in Issued Building Permits
Accessory Dwelling Unit	146	159	105	110
Single-Unit	4	4	4	4
Multi-Unit 2-4 units	2	7	2	6
Multi-Unit 5+ units	12	1,351	2	84
Total	163	1,521	113	204

New Housing Projects

As shown in Table 3-1, 163 housing applications were submitted to the City in 2024, representing a total of 1,521 units – an approximate 242% increase from the 444 units proposed in 2023. Additionally, 113 projects were permitted, adding a total of 204 units.

The largest housing applications received in 2024 were:

1. **680 units – 3805 State Street (The Neighborhood at State & Hope):** This mixed-use project proposed demolition of existing structures, including Macy’s, and construction of market, moderate, and very-low-income units.
2. **255 units – 505 E Los Olivos Street:** This Builder’s Remedy application proposes a multi-level residential building including 51 low-income units.
3. **90 units – 418 N Milpas Street:** This mixed-use Builder’s Remedy application proposes 90 units, including 9 very-low-income units and 6 moderate-income units.

Housing Projects Issued Building Permits

As shown in Table 3-1, Accessory Dwelling Units (ADUs) remained the most prevalent type of permitted housing in 2024, accounting for 52% of permitted units – a figure consistent with 2023’s ADU approvals. However, the City continues to observe a steady increase in the number of multi-unit projects proposed.

The largest projects issued building permits in 2024 were:

1. **47 units – 220 N La Cumbre Road:** The permitted project includes demolition of existing commercial buildings and construction of 48 low- and very-low-income rental units.
2. **36 units – 425 Garden Street:** The permitted project includes demolition of all existing nonresidential structures and construction of a four-story 36-unit residential complex. The project includes two moderate-income rental units, four very-low-income rental units, and 30 market-rate rental units.

4. Housing Needs & Progress Toward RHNA

Every eight years, California assesses future housing needs through the Regional Housing Needs Allocation (RHNA) process. This process estimates how many housing units are needed across different income levels based on projected population growth. The Santa Barbara County Association of Governments (SBCAG) distributes these housing targets among local jurisdictions, requiring each to develop a Housing Element that outlines how they will accommodate future housing demand.

Housing Elements ensure that enough land is zoned for residential development and include programs to promote housing construction at all affordability levels. Additionally, they must address potential barriers such as governmental constraints and incorporate new state-mandated requirements, including affirmatively furthering fair housing (AFFH) and providing for special housing needs, such as farm workers and extremely low-income households. Although jurisdictions track housing production, there is no requirement to meet RHNA allocations exactly—rather, the focus is on planning for and facilitating housing opportunities.

6th Cycle Regional Housing Needs Allocation

The current 6th cycle RHNA period (2023-2031) marks a significant increase in regional housing targets. SBCAG allocated 24,856 units countywide, a 125% increase from the 5th cycle (2014-2022), which required 11,030 units. The increased allocation reflects:

- A significantly tighter housing market compared to 2014.
- New housing needs considerations, such as overcrowding and cost burden, introduced by Senate Bill 828 (2018).

To help meet these housing goals, the City of Santa Barbara’s Housing Element includes strategies that will be implemented over the course of the 6th Cycle, such as: zoning updates, density bonuses, and streamlined permitting processes to encourage development across all income levels. However, external challenges—including high construction costs, labor shortages, and rising interest rates (reaching approximately 7% in 2024)—have impacted housing production*.

The Housing Authority of the City of Santa Barbara has a major role in addressing affordability by developing new low-income housing, securing funding, and preserving existing affordable units[†]. While private sector investments, such as redeveloping underutilized sites into mixed-use housing, continue to support overall housing production, the majority of new units are in the Above Moderate-Income category, with limited progress in lower-income categories.

* Freddie Mac. *Primary Mortgage Market Survey – 2024 Rates*. 2024. <https://www.freddiemac.com>

† Housing Authority of the City of Santa Barbara. *2024 Annual Report*. <https://hacsb.org>

The median home price in Santa Barbara reached \$2.2 million in 2024*, with median rent for a two-bedroom apartment exceeding \$3,200/month†. This affordability crisis underscores the importance of expanding lower-income housing opportunities. The Housing Authority and local development incentives aim to address these cost pressures, but construction costs and financing challenges remain significant barriers to new affordable housing.

Table 4-1: 6th Cycle RHNA Progress

6th Cycle Allocation		2024 Progress	2022-2024 Cumulative	Units Remaining	% Remaining
Very Low	2,147	4	4	2,143	99.8%
Low	1,381	48	85	1,296	93.8%
Moderate	1,441	2	14	1,427	99.0%
Above Moderate	3,032	150	489	2,543	83.8%
	8,001	204	592	7,409	92.6%

Table 4-1 shows Santa Barbara’s progress in meeting its RHNA goals for the 6th Cycle (2023-2031). Since the cycle began in June 2022, 592 units were issued building permits, with 204 new units issued permits in 2024.

Most permitted units in 2024 fell into the Above Moderate-Income category (150 units), bringing total progress in that category to 489 units. In contrast, lower-income housing production remains slow, with only 89 Lower-income and 14 Moderate-Income units issued building permits since 2022.

The shortfall in Very Low-, Low-, and Moderate-Income housing remains a challenge, with 99.8% of Very Low-Income, 93.8% of Low-Income, and 99% of Moderate-Income RHNA allocations still unmet.

* Santa Barbara Independent. *Santa Barbara South Coast Real Estate in Review 2024*. February 5, 2025. <https://www.independent.com/2025/02/05/santa-barbara-south-coast-real-estate-in-review-2024/>

† Apartments.com. *Santa Barbara, CA Rental Market Trends – 2024*. January 2025. <https://www.apartments.com/rent-market-trends/santa-barbara-ca/>

To address this gap, the 2023-2031 Housing Element incorporates new policies and incentives to boost affordable housing production, including:

- Expanded density bonuses to encourage multi-family development.
- Zoning amendments to allow for greater housing flexibility.
- Streamlined permitting processes for ADUs and affordable housing projects.
- Funding initiatives to develop affordable and workforce housing.

The City remains committed to collaborating with developers, nonprofit partners, and state agencies to implement these strategies and increase housing opportunities for all residents.

Funding and Grant Programs for Housing Programs

The City of Santa Barbara actively leverages federal and state grant programs to support affordable housing development, rehabilitation, and planning efforts. These funding sources play a critical role in expanding housing opportunities and ensuring long-term affordability.

Community Development Block Grant (CDBG) Program

As a CDBG Entitlement Jurisdiction, the City receives an annual allocation of approximately \$847,000. These funds must primarily benefit low- and very low-income individuals and are typically used for:

- Capital improvements that support affordable housing and infrastructure.
- Social services that assist vulnerable populations.
- Affordable housing rehabilitation, funded in part through CDBG program income from loan repayments.

HOME Investment Partnerships (HOME) Program

The City participates in the HOME Program, a federal initiative that provides funds for:

- Affordable rental and ownership housing development.
- Property acquisition and new construction.
- Housing rehabilitation.
- Tenant-Based Rental Assistance (TBRA) for homeless individuals and at-risk households.

The City receives an average of \$495,000 annually in HOME funds. Recent uses of HOME funding include:

- A loan for the acquisition of a multi-unit property to develop transitional housing for homeless families.

- Support for TBRA programs, which provide rental assistance to individuals experiencing or at risk of homelessness.

Local Early Action Planning (LEAP) Grant

Under AB 168, cities that receive funding from the Local Government Planning Support Grants Program must report on their grant usage annually. In 2021, the City was awarded a \$300,000 Local Early Action Planning (LEAP) grant to support the development of Objective Design Standards (ODS) for multi-unit housing.

- In July 2021, the City Council approved a contract with Opticos Design Inc. to create the Objective Design and Development Standards (ODDS).
- The LEAP grant was fully expended in 2024, and all final invoices were submitted.
- Further details on LEAP expenditures can be found in the LEAP Reporting section of the Housing Element Annual Progress Report.

Regional Early Action Planning (REAP) Grant

The Regional Early Action Planning (REAP) Grant provides funding to regional entities and local governments to support collaborative housing production efforts. In 2021, the City received a \$499,000 REAP grant to:

- Support the preparation, analysis, and public outreach for the Housing Element update.
- Fund environmental review processes for Housing Element implementation programs.

These grant programs ensure that the City can continue implementing long-term housing strategies, aligning with state housing goals and regional planning efforts.

5. Housing Element Programs and Implementation

This section highlights the City's progress in implementing Housing Element goals, focusing on creating affordable housing, preserving existing housing stock, promoting housing stability, and engaging the community. A complete Housing Programs Progress Report is included as Table D in the annual Housing Element Implementation Progress Report.

Completed

Goal 3: Provide Housing Assistance

- **HE-16: Create Affordable Housing Funds**
 - Established the Local Housing Trust Fund in 2024.
 - Use of the funds is tracked on the [Local Housing Trust Fund](#) website.

In-Progress

Goal 1: Create New Housing

- **HE-1: Facilitate Conversion of Nonresidential Buildings to Housing**
 - Draft Adaptive Reuse Ordinance was prepared and presented to the Planning Commission.
- **HE-3 & HE-4: Zoning Ordinance Amendments**
 - Amendments to clarify permit process for special needs housing and use-by-right permitting were recommended by Ordinance Committee for adoption.
- **HE-5: Process Improvements**
 - Single Family Design Board process improvements are in progress.
- **HE-6: Facilitate Accessory Dwelling Units (ADUs)**
 - Pre-approved ADU designs are in progress.
- **HE-7: Objective Design Standards**
 - Objective Design Standards for multi-unit housing are in progress.
- **HE-8: Innovative Housing Types**
 - Staff is working with nonprofit partners in exploring a multi-generational triplex prototype. Zoning ordinance amendments are in progress to eliminate automatic design review trigger for single unit manufactured homes.
- **HE-9: Resource Protection and Development Certainty**
 - Creek buffer ordinance and Master Environmental Assessment updates are in progress.
- **HE-11: Livable Neighborhoods**
 - Completed bicycle and pedestrian improvements in low-income areas.
 - Continued support for housing stock electrification and CDBG-funded social services.

Goal 2: Prioritize Affordable Housing

- **HE-12 & HE-13: Evaluate Affordable Housing Programs**
 - A feasibility study evaluating a city density bonus program and inclusionary housing ordinances is in progress.
- **HE-15: Track Housing Production**
 - Staff tracks housing production, particularly on sites in the suitable sites inventory to implement no net loss procedures. ADU production and use surveys were conducted by SBCAG to assist the City in validating ADU production assumptions in the Housing Element.

Goal 4: Promote Housing Stability

- **HE-17: Support Rental Housing Mediation Program**
 - Rental Housing Mediation Program served over 1,220 clients in 2024.
- **HE-22: Affirmatively Further Fair Housing**
 - Fair Housing Month was recognized with proclamations, press releases, and resource updates.
- **HE-23: Preserve Existing Affordable Housing**
 - Two properties had affordable housing covenants extended or renewed, for a total of 28 units.

Goal 5: Preserve Housing

- **HE-24: Fund Home Rehabilitation**
 - Allocated \$240,000 to the Housing Rehabilitation Loan Program, assisting 10 low-income households.
- **HE-25: Fund Home Improvements and Repairs**
 - Allocated \$60,000 in CDBG funds to Habitat for Humanity for home repair and rehabilitation projects.
 -

Goal 6: Engage the Community

- **HE-26: Renters' Rights Information**
 - Adopted Municipal Code amendments addressing Just Cause Eviction, Tenant Right of First Refusal, and other tenant protections.
- **HE-27: Housing Resources for the Public**
 - Expanded online housing resources, including updated residential development regulations, maps, and dashboards.

Goal 7: Coordinate with Regional Partners

- **HE-29: Joint Legislative Platform**
 - Active participation in the Cities-County Affordable Housing Task Force.
 - Collaboration with the County on a HUD Continuum of Care grant for homelessness services.

Goal 8: Fund Affordable Housing

- **HE-31: Secure Permanent Affordable Housing Funding**
 - The voters passed a ½-cent sales tax measure and one of the funding priorities is improving housing affordability by directing a portion of the funds to the Local Housing Trust Fund. Other funding initiatives, such as a housing mitigation fee, are being evaluated in a feasibility study.

6. Other General Plan Implementation

The Community Development Department mission is to manage the City's growth and development to protect quality of life, promote thoughtful design, and ensure safe construction, all while balancing environmental and resource constraints.

The General Plan provides a framework for these efforts, guiding policies and actions that shape a sustainable and well-planned future. This section highlights key initiatives completed and ongoing in 2024 that advance General Plan goals and support the City's long-term vision.

Completed

Historic Resources

Historic Structures of Merit Designations

Historic resources are an essential part of Santa Barbara's heritage, recognized for their historical, architectural, and cultural significance. To encourage the preservation of the City's streetscapes and architectural character, the Structure of Merit designation was established.

A Structure of Merit is a historic resource designated by the Historic Landmarks Commission that holds architectural, archaeological, cultural, or aesthetic value but does not meet the criteria for Landmark status. This designation helps protect and celebrate significant structures while ensuring their contribution to the City's historic fabric is maintained.

In 2024, the Historic Landmarks Commission designated six new Structures of Merit, further advancing the City's commitment to preserving its rich architectural and cultural history.

- *General Plan Implementation: Historic Resources Element*
- *Policies and/or Implementation Actions: HR7 promotes protecting cultural landscapes and HR8.4 is to designate identified resources expeditiously, at least annually.*

Historic Resources Inventory

The Historic Resources Inventory is a comprehensive list of structures, sites, and features identified as historically significant by the Historic Landmarks Commission or the City's Architectural Historian. Properties included in the Historic Resources Inventory may be eligible for formal designation as a Landmark, Structure of Merit, Historic District, or contributing resource within a potential Historic District.

In 2024, 12 properties were added to the Historic Resources Inventory, reflecting the City's ongoing commitment to preserving and recognizing its historic and architectural heritage.

- *General Plan Implementation: Historic Resources Element*
- *Policies and/or Implementation Actions: HR8 promotes surveying and documenting all historic resources.*

El Pueblo Viejo Landmark District Designations

The El Pueblo Viejo (EPV) Landmark District Overlay Zone was established in 1960 (and later expanded) to preserve and enhance the historic and architectural character of Santa Barbara's central core. The district includes many of the City's most significant Landmarks, Structures of Merit, and other historic resources that contribute to its cultural identity.

When the district was first designated, not all historic resources within its boundaries were identified. As a result, new contributing resources are added as they are discovered and documented. In 2024, three properties were newly identified as contributing historic resources within the El Pueblo Viejo Landmark District, further strengthening the City's commitment to historic preservation and cultural stewardship.



- *General Plan Implementation: Historic Resources Element*
- *Policies and/or Implementation Actions: HR7 promotes protecting cultural landscapes and HR8.4 is to designate identified resources expeditiously, at least annually.*

Mills Act Historic Property Program

The Mills Act program provides financial incentives for property owners who preserve, maintain, and rehabilitate historic structures. Participants receive a reduction in local property taxes in exchange for a ten-year commitment to maintaining the historical integrity of their property.

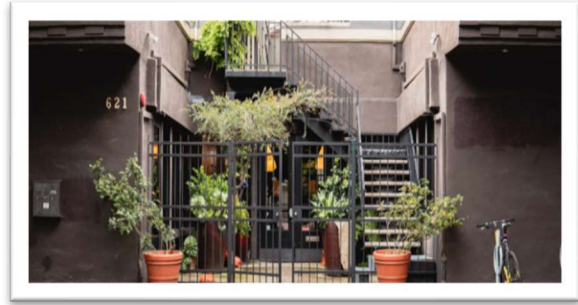
In 2024, nine new Property Tax Reduction Contracts were approved, along with three contract renewals, reinforcing the City's dedication to historic preservation through financial partnerships with property owners.

- *General Plan Implementation: Historic Resources Element*
- *Policies and/or Implementation Actions: HR4.1 provide incentives for adaptive reuse of historic buildings; HR5.3: Provide property owners with support and incentives, and HR 10.5: Adopt government incentives toward preservation and protection of privately owned historic resources.*

Housing & Human Services

FARO Center

The Fostering Access, Resilience, and Opportunity (FARO) Center opened on June 25, 2024, as Santa Barbara’s first daytime navigation and workforce development center dedicated to serving individuals experiencing or at risk of homelessness. Located in downtown Santa Barbara, the Center operates Monday through Friday from 9 AM to 3 PM, with one-on-one appointments available until 5 PM.



The FARO Center provides critical services, including:

- Documentation readiness to assist with obtaining IDs and benefits.
- Case management for personalized support and resources.
- Workforce development and life skills training to improve employment opportunities.
- Housing referrals to connect individuals with stable housing options.
- Health care and mental health support through partnerships with local providers.

The Center is managed by SB ACT, in collaboration with governmental agencies and local non-profit organizations. Additionally, Lived Experience Ambassadors—individuals with firsthand experience of homelessness—assist clients in navigating the system of care and accessing essential resources.

The City has entered into a three-year lease agreement for the facility and has committed to supporting Center operations through February 2027. This initiative builds on four years of collaboration with SB ACT to address homelessness, including the development of a comprehensive strategic plan and neighborhood-based regional action plans.

- *General Plan Implementation: Housing Element*
- *Policies and/or Implementation Actions: Policy 3.2 promotes innovative strategies and increases transitional and supportive housing opportunities for people experiencing homelessness.*

Santa Barbara Local Housing Trust Fund

The Local Housing Trust Fund (LHTF) matching grant program was established by the California State Legislature to support local efforts to create and preserve affordable housing. Administered by the California Department of Housing and Community Development (HCD), LHTFs can be operated by public agencies, joint public-private entities, or charitable nonprofit organizations to address local housing needs.

LHTF funds may be used for construction or permanent financing, with a requirement for dollar-for-dollar matching funds at the time of application. Eligible projects include:

- Rental housing with affordability restrictions for at least 55 years (*excluding rental assistance programs*).
- Emergency shelters.
- Transitional housing.
- Permanent supportive housing.
- For-sale homebuyer housing.
- Accessory Dwelling Units (ADUs) and Junior ADUs.

On January 9, 2024, the City Council approved the creation and initial funding of a City-operated LHTF. Later in the year, on September 12, 2024, the City applied for \$2.9 million in matching funds to support two projects expected to produce approximately 100 affordable housing units for households earning 60% or less of the Area Median Income (AMI).

Awards are anticipated in late February or early March 2025, marking a significant step toward expanding affordable housing opportunities in Santa Barbara.

- *General Plan Implementation: Housing Element*
- *Policies and/or Implementation Actions: HE-16 supports creation of affordable housing funds, specifically, an affordable housing trust fund.*

In-Progress

Process Improvements

General Design Review Process Improvements

In late 2022, City staff-initiated efforts to streamline and simplify the design review process for single-unit residential projects. This initiative focuses on reducing the number of projects requiring public hearings by the Single Family Design Board (SFDB) and expanding the scope of administrative approvals. This project includes proposed code amendments to reduce SFDB design review triggers and updates to the SFDB Guidelines. During winter and spring 2023, staff conducted public outreach, including:

- An online survey targeting recent SFDB applicants
- Process improvement focus groups comprising current and former SFDB members, planning consultants, architects, and developers.



In 2024, discussions were held with the SFDB and Planning Commission regarding proposed amendments.

In addition to the SFDB-specific process improvements, the City is pursuing the following general process improvements:

1. Public Engagement Improvements:

- Development of a dedicated City webpage to guide the public on how to participate in a public hearings
- Updates to public hearing agenda templates to make them more concise and user-friendly

2. Application Process Improvements:

- Enhancements to the application completeness review process, including staff training and leveraging existing technology for faster communications with applicants.

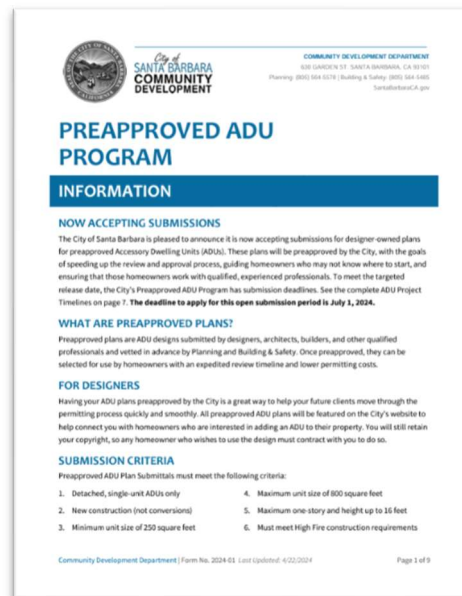
3. Objective Design Standards:

- Creation of objective design standards for multi-unit and mixed-use housing to streamline the permitting approvals, making it more predictable and easier to interpret.
 - *General Plan Implementation: Housing Element*
 - *Policies and/or Implementation Actions: HE-5 to streamline the design review process as recommended by the Novak Consulting Group.*

Preapproved Accessory Dwelling Unit Program

The City's Preapproved ADU program responds to Senate Bill 1332, which requires local agencies to create a process for the preapproval of accessory dwelling unit plan sets and to approve or deny an application using a preapproved plan set within 30 days of receipt of an application utilizing a preapproved ADU design. This program creates a "fast lane" to permit issuance for homeowners wishing to construct an ADU.

To implement this state law, the City opened a call in early 2024 for design professionals to submit plans for detached, one-story, maximum 800 square foot ADU designs, and received roughly 15 individual designs from 5 program applicants. Designers were required to submit their designs to at least one of the City's three design review bodies (Single Family Design Board, Historic Landmarks Commission, and Architectural Board of Review). Designs that received preapproval from all three design review bodies are considered to be preapproved Citywide.

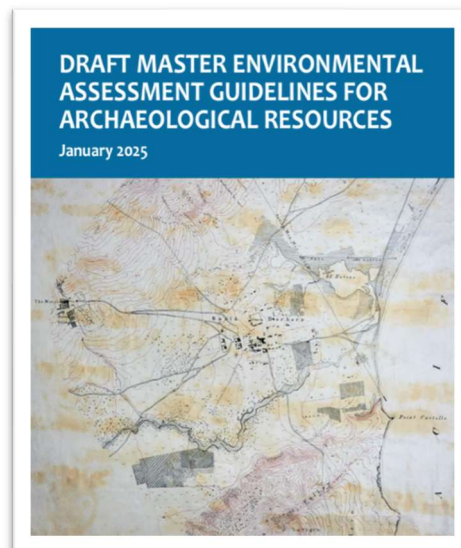


As of January 2025, the design review preapproval phase is complete and the designs are undergoing building code review. Once building code review is complete in late spring, the designs will be posted to the City's website with the designers' contact information so that interested ADU builders can contact the designers to purchase the plans.

- *General Plan Implementation: Housing Element*
- *Policies and/or Implementation Actions: HE-12, promotes development of ADUs and HE12.1 commits to creating a program that offers pre-approved ADU plans to expedite the ADU approval process.*

Master Environmental Assessment (MEA) Guidelines for Archaeological Resources & MEA Guidelines for Tribal Cultural Resources

This update will provide clear direction for the archaeological review process and ensure that important and unique archaeological resources within the City remain protected. The update will more accurately identify areas with known, predicted, or potential archaeological sensitivity and include process improvements that comply with current local and state regulations. This MEA update is scheduled for review by the Historic Landmarks Commission (HLC) on February 12, 2025.



In addition, new Guidelines for Tribal Cultural Resources are under preparation to address tribal cultural resources in compliance with relevant state and local laws, including CEQA. These Guidelines will ensure that tribal communities' rights, values, and perspectives are integrated into the decision-making process.

This project is funded by a grant from the California Office of Historic Preservation. In spring 2024, the City contracted with an archaeological consultant to prepare the MEA Guidelines. City staff conducted outreach and met with several key stakeholders, including:

- Native American tribal representatives,
- Local archaeologists,
- The Archaeological Advisor to the Historic Landmarks Commission
- The California Historical Resources Information Coordinator.

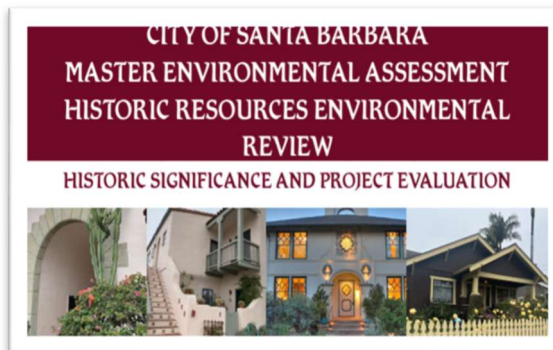
These collaborative efforts aim to enhance the protection of archaeological and tribal cultural resources while ensuring compliance with state and local regulations. This MEA update is scheduled for review by the Historic Landmarks Commission (HLC) on February 12, 2025.

- *General Plan Implementation: Historic Resources Element*

- *Policies and/or Implementation Actions: HR7.2 seeks to identify and preserve historic landscapes, and HR9.4 and HR9.5 which promote awareness, appreciation and understanding of all inhabitants of Santa Barbara. In addition, HR1.5 serves to protect archeological resources.*

Master Environmental Assessment (MEA) for Historic Resources

This update will ensure current California Environmental Quality Act guidelines and the current Santa Barbara Municipal Code requirements are consistent and up to date. This MEA update is scheduled for review by the Historic Landmarks Commission (HLC) on February 12, 2025.



- *General Plan Implementation: Historic Resources Element*
- *Policies and/or Implementation Actions: HR10: Ensure Governmental Effectiveness, provide adequate resources to enable implementation of the goals and policies of the Historic Resources Element.*

Master Planning

State Street Master Plan

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, bicyclists, shoppers, and outdoor dining in May 2020. The successful transformation into a comfortable walking and biking corridor with expanded restaurant patios and other activities stimulated new discussion about the future of Downtown and set the stage for the community to imagine new possibilities for the public realm.



The State Street Master Plan reevaluates priorities for State Street in light of evolving conditions; major recent projects, including the Highway 101 State Street Undercrossing, Library Plaza renovation, and De La Guerra Plaza revitalization; and opportunities on the horizon, such as housing direction in Santa Barbara's 2023–2031 Housing Element and redevelopment of the Paseo Nuevo, among others. The purpose of the Master Plan is to define an overarching vision and design direction for Downtown, and State Street from Sola to Gutierrez streets between Anacapa and Chapala streets, that will guide changes and strategic investment over the next 20–30 years.

After conducting extensive community engagement, performing technical analysis, and collaborating with an advisory committee, City staff are completing the State Street Master

Plan draft, which is a long-term visioning document for the revitalization of downtown and State Street. The State Street Master Plan draft will go to City Council for adoption by the end of 2025.

- *General Plan Implementation: Circulation Element & Economy and Fiscal Health Element*
- *Policies and/or Implementation Actions: C5.3.4 and C5.5.4 recommend closing streets to create pedestrian plazas, and EF9 calls for infrastructure improvements to assist with business retention or expansion.*

Enforcement

Short-Term Rentals

The Short-Term Rental Enforcement Pilot Program, launched by the City Attorney's Office on August 1, 2023, was established to increase enforcement against illegal short-term rentals (STRs) and gather data on their type, seasonality, location, and volume in Santa Barbara. Funded by the City Council on April 25, 2023, the program has resulted in 151 enforcement cases, with 57 still in progress and \$759,497 collected in past-due taxes, interest, penalties, and fees as of April 2024. While enforcement has been effective in inland areas, Coastal Zone enforcement remains restricted due to the *Kracke v. City of Santa Barbara* ruling, which limits the City's ability to regulate STRs in coastal areas.

On April 16, 2024, the City Council directed the program to become permanent in Fiscal Year 2025 and initiated discussions on further policy refinements. Proposed next steps include strengthening zoning enforcement in inland areas, clarifying STR permitting requirements, evaluating annual STR caps, and assessing stricter enforcement in the Coastal Zone. The City Council and staff are currently reviewing long-term regulatory strategies, including potential budget adjustments, ordinance revisions, and staffing needs to support ongoing enforcement efforts.

- *General Plan Implementation: Housing Element*
- *Policies and/or Implementation Actions: HE-9 directs the City to develop a framework for a future short-term rental program.*

Ongoing Programs

Process Improvements

Accelerate Program

In 2017, the City Council launched the Accelerate Program as part of the City's broader efforts to revitalize the State Street corridor from Cabrillo Boulevard to Sola Street. As a component of downtown business assistance, the program provides services to State Street businesses, including city staff liaisons who offer free consultations to property owners and prospective tenants on accessibility, restroom, stormwater, waste receptacle, and fire prevention requirements prior to development application submission. Additionally, development applications receive priority placement on Design Review Board agendas and expedited building plan reviews for tenant improvements. This ongoing program supports the City's

Economic Development Plan objectives for downtown revitalization and small business support.

In 2024, the program expanded (Accelerate 2.0) to include priority review for 100% affordable housing projects citywide. It also continues to align with policies in the Economy and Fiscal Health and Housing Elements.

- *General Plan Implementation: Economy, Fiscal Health & Housing Element*
- *Policies and/or Implementation Actions: EF10, EF21, HE-5, HE-12, directly incentivize downtown business development and support small businesses while also streamlining the housing approval process by reducing design review barriers and expediting approvals to increase the city's housing supply.*

Historic Resources

Protecting Neighborhood Historic Resources

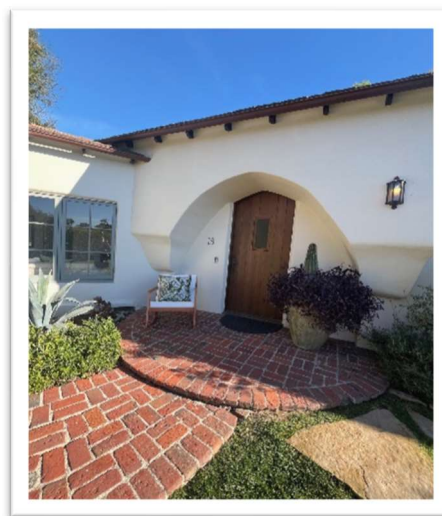
The City continues to identify, document and designate historic resources. In 2024, the City designated six properties as historic Structures of Merit and added 12 properties to the Historic Resources Inventory. The City approved 11 new Mills Act Contracts, totaling 86 contract city wide. The City continues to provide property owner support in designation of resources, while offering guidance on use of the California Historical Building Code and consulting with applicants on complying with the Secretary of the Interior's Standards for Rehabilitation.

- *General Plan Implementation: Historic Resources Element*
- *Policies and/or Implementation Actions: HR5 protects neighborhood historic resources and HR5.3 provides support to property owners in those endeavors, HR8.4 designates identified resources expeditiously, at least annually and HR4.1 encourages adaptive reuse through incentives and use of the California Historical Building Code.*

Increasing Awareness of Santa Barbara's Heritage

The architectural historian provided two lectures on historic resources to the Community to increase awareness of Santa Barbara's Heritage. One lecture was presented to the Pearl Chase Society on the City's Historic Preservation Program. The second lecture was on Historic Modernism Architecture of Santa Barbara presented as part of Women in Architecture of the American Institute of Architects. The City continues to update the City's historic resources web-map and database, which includes information on all historic Landmarks and Structures of Merit. In addition, staff continues to add information for Historic Resources Inventory properties, and maintains its Instagram and Historic Preservation web page, informing the public on historic resources.

- *General Plan Implementation: Historic Resources Element*



- *Policies and/or Implementation Actions: HR9 promotes increasing awareness of Santa Barbara's Heritage.*

Housing & Human Services

Tenant Based Rental Assistance (TBRA)

The City has partnered with New Beginnings, Transition House, and the Housing Authority of the City of Santa Barbara to provide rental assistance for low-income households, ensuring rent market-rate units are more accessible. The City has utilized its federal HOME entitlement award to fund TBRA programs since 2012. TBRA rental assistance grants may facilitate security deposit payments and/or monthly rental housing assistance for up to 24 months to low-income households, including homeless persons and those at imminent risk of becoming homeless. Since 2012, TBRA assistance has been provided to more than 1,079 households.

- *General Plan Implementation: Housing Element*
- *Policies and/or Implementation Actions: HE Policy 3.4 supports rental assistance and emergency relief to lower-income households.*

Coordination with Other Agencies

Santa Barbara County Association of Governments (SBCAG)

The Santa Barbara County Association of Governments (SBCAG) serves as the county's regional planning agency, providing planning, project management, grant administration, alternative commuter transportation services, and federal transportation funds for regional projects. From 2023 to 2025, SBCAG staff began working on updating the 2050 Regional Transportation Plan and Sustainable Communities Strategy for the 2025 cycle, with adoption anticipated in August 2025. In 2023, SBCAG and Caltrans were awarded a \$132.4 million grant for the U.S. 101 Multimodal Corridor Projects which include:



- Completing Highway 101 improvements and adding carpool lanes within the City of Santa Barbara.
- Providing electric buses for the Santa Barbara Metropolitan Transit District.
- Implementing coastal access improvements and zero-emission vehicle charging infrastructure.

Highway construction in the City of Santa Barbara started in 2024. Additionally, a regional survey of Accessory Dwelling Unit (ADU) owners was conducted to collect data on usage, permitting, construction, financing, and owners' experiences building ADUs, providing valuable insights to guide future housing initiatives.

Santa Barbara County

The City has collaborated closely with the County of Santa Barbara Homeless Assistance Programs on various initiatives to address homelessness. These efforts include active participation in the Continuum of Care, coordination of service delivery and funding allocations, and engagement in Elected Leaders Forum meetings. Most recently, the City partnered with the County and other local jurisdictions to secure and implement Encampment Resolution Funds through the state of California. In January, the City and County submitted a joint application for the third round of Encampment Resolution Funding to address vehicular encampments. If awarded, the funds will support hiring specialized outreach workers, case managers, housing navigators, supportive housing staff, and rapid rehousing resources. These efforts aim to address the increasing crisis of vehicular homelessness and create pathways to safe, stable housing.

Housing Authority of the City of Santa Barbara

On November 19, 2024, the City Council approved a \$430,000 grant in Community Development Block Grant (CDBG) Program Income funds to the Housing Authority of the City of Santa Barbara for the rehabilitation of property located at 1200 Punta Gorda Street, commonly known as Santa Barbara Green Mobile Home Park, in Santa Barbara to ensure sustainability of the provision of affordable housing for lower-income residents. The Scope of work includes the removal and replacement of the water and sewer utilities infrastructure throughout the park to ensure adequate, safe and sustainable provision of the utilities that are durable and efficient for long-term use.



Santa Barbara Alliance for Community Transformation (SB ACT)

Since 2019, the City has partnered with the Santa Barbara Alliance for Community Transformation (SB ACT) to facilitate a Homelessness Collaborative that improves communication and coordination among cross-sector agencies, service providers, medical and behavioral health agencies, law enforcement, residents, and individuals with lived-experience of homelessness. This collaborative model was recently expanded to include neighboring jurisdictions and communities in southern Santa Barbara County.

Street Outreach

Since 2019, the City has contracted with City Net, using Permanent Local Housing Allocation (PLHA) funds, to provide street outreach and case-management services for individuals experiencing homelessness in Santa Barbara. These services are available seven days a week, with evening outreach extending until 10 p.m. on weekends.

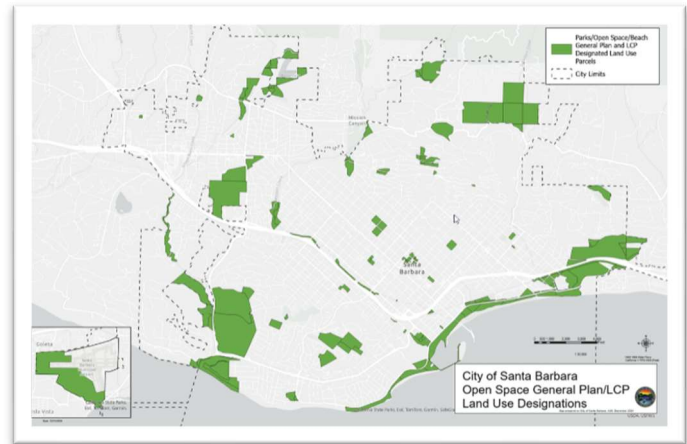
Before partnering with City Net, outreach efforts were sporadic and volunteer driven. The addition of dedicated, professional outreach and case management staff has significantly increased the number of street exits. In 2024, City Net conducted 278 unduplicated outreach engagements, transitioned 56 individuals off the streets, and permanently housed 25.

7. General Plan Element Updates

In-Progress

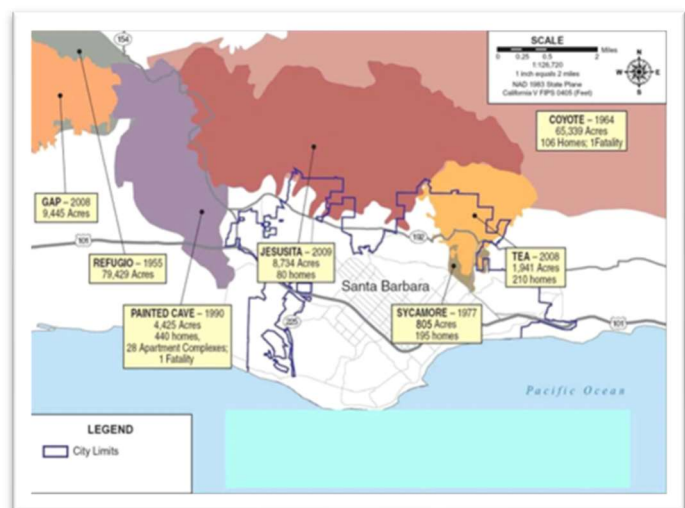
Open Space Element Update

The Open Space Element is combined with the Parks and Recreation Element. It identifies areas the City designates as Parks and Open Space including all City Parks, portions of Mission Creek, Elings Park, El Presidio de Santa Barbara State Historic Park, the beach, and land around Lauro Reservoir and includes programs to enhance and preserve these areas. Senate Bill 1425 (2022) mandates a review and update of the Open Space Element by January 1, 2026. The update will include plans and an action program addressing issues such as climate resilience and other open space co-benefits. Additionally, the update process may involve minor revisions to other General Plan Elements to ensure internal consistency.



Safety Element Update

The Safety Element aims to reduce the risks of death, injury, property damage, and economic and social disruption caused by hazards such as fires, floods, droughts, earthquakes, landslides, climate change, and other threats. An update to the Safety Element is required with each revision of the Housing Element or Local Hazard Mitigation Plan, both of which were updated in 2023.



The Local Hazard Mitigation Plan will serve as the technical foundation for the comprehensive Safety Element update, ensuring compliance with SB-379, SB-1035, and other state laws. The update will incorporate new information, goals, and policies related to flood and fire hazards, as well as climate adaptation and resiliency strategies.

8. Ordinance Amendments

Completed

Street Improvement Requirements – Amendments to Municipal Code Chapter 22.44, et. al.

These ordinance amendments update Title 22 of the Municipal Code to align with the Circulation Element, Bicycle Master Plan (BMP), and Pedestrian Master Plan (PMP). They establish revised requirements for public right-of-way dedications and improvements associated with new private property construction.

City Council approved these updates on February 13, 2024. The updates also included language in Section 10.56.010 to facilitate the prompt removal of items obstructing pedestrian pathways. Additionally, the changes removed outdated language, making the code sections clearer and easier to understand for the public, developers, and staff.

- *General Plan Implementation: Circulation Element; Pedestrian Master Plan (PMP) and Bicycle Master Plan (BMP)*
- *Policies and/or Implementation Actions: C1 and C1.1 aim to improve public infrastructure for pedestrians and bicyclists, and 2.1, 4.2, 5.1, 5.5, 5.6, 12.2 and PMP Policy 2.1 expanding the bikeway network, while closing gaps in the existing system.*

In-Progress

Adaptive Reuse

This new ordinance section, implementing Housing Element Program HE-1, is designed to incentivize housing creation in adaptive reuse projects by streamlining the conversion of existing nonresidential buildings into housing. The ordinance codifies commonly approved modifications, eliminates unnecessary regulatory barriers, and reduces the planning process for adaptive reuse projects to facilitate housing production.



In 2024, City staff presented implementation strategies for City Council and Planning Commission feedback during a Joint Work Session before refining the draft ordinance. Adoption of the Adaptive Reuse ordinance is anticipated in 2025.

- *General Plan Implementation: Land Use Element, Housing Element, Economic and Fiscal Health Element, & Historic Resources Element*
- *Policies and/or Implementation Action: LG4 creates development principles promoting focused, mixed-use growth that support active living, 1.3 supports adaptive reuse with incentives for housing creation in existing structures, EF12 suggests incentives to reuse vacant commercial buildings, HF4 promotes adaptation of historic structures, and Program HE-1: Facilitate Conversion of Nonresidential Buildings*

Creek Buffer Ordinance

Development buffers along creeks are required by the City's General Plan, by the City's Coastal Land Use Plan, and for compliance with the California Environmental Quality Act. Buffers between structures and creeks are important to reduce public safety risks associated with erosion and flooding.

Additionally, buffers protect creek side habitats, preserve scenic beauty, and enhance water quality in our creeks and ocean.



For much of the City, specific requirements for development buffers are currently determined on a case-by-case basis. The lack of clarity often leads to prolonged development application reviews, costly analysis, and inconsistent outcomes over time.

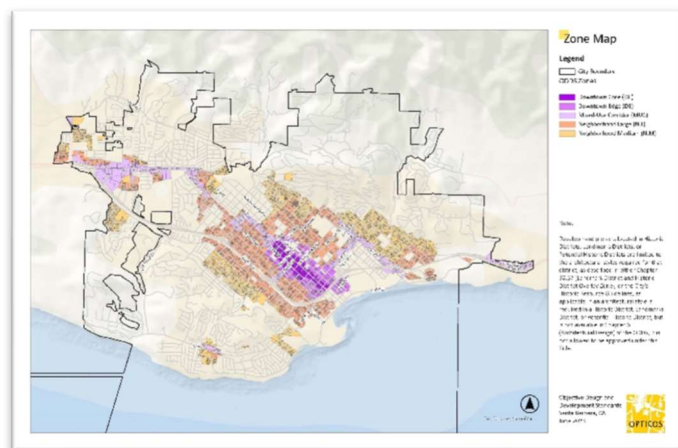
To streamline permit application reviews and provide clarity to applicants, the City has developed proposed minimum buffers from City creeks that will be applied objectively throughout the City. The ordinance will apply to all portions of the City except the Airport area, where regulations specific to Goleta Slough apply. A draft ordinance was released for public review on January 14, 2025.

- *General Plan Implementation: Environmental Resources Element, Coastal Land Use Plan, Safety Element, and Housing Element*
- *Policies and/or Implementation Actions: ER12, CLUP 4.1-13, 4.1-13.1, S23, S23.2 and Program HE-9 all require establishment of consistent and objective creek setback buffer requirements to protect natural habitats, water quality and reduce risks from flooding and erosion, while streamlining development review.*

Objective Design and Development Standards

To facilitate new housing in Santa Barbara and respond to changes in State law, the City is preparing objective design standards for residential projects in multi-unit zones that currently allow two or more residential units. In 2024, the adoption draft was released and the Planning Commission made a recommendation to City Council for adoption. The City Council Ordinance Committee held two hearings and made a recommendation for further discussion to City Council. This project is funded by the Local Early Action Planning Grant Program administered by HCD. City Council adopted the Title 25 Objective Design and Development Standards on February 25 2025.

- *General Plan Implementation: Land Use Element & Housing Element*
- *Policies and/or Implementation Actions: LG13 calls for multi-unit design guidelines and standards, and Program HE-7: Objective Design Standards*



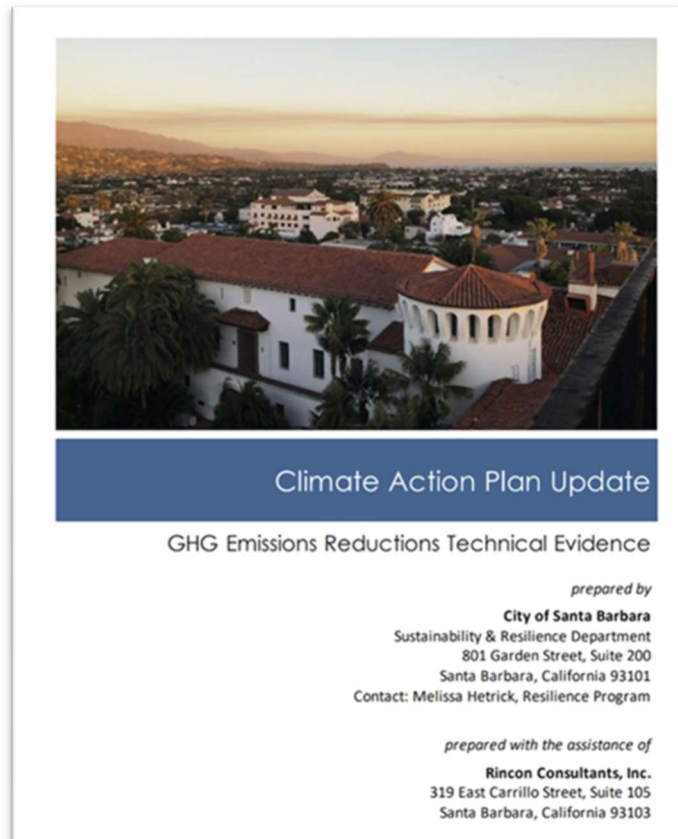
9. City Projects Completed

Plans

Climate Action Plan

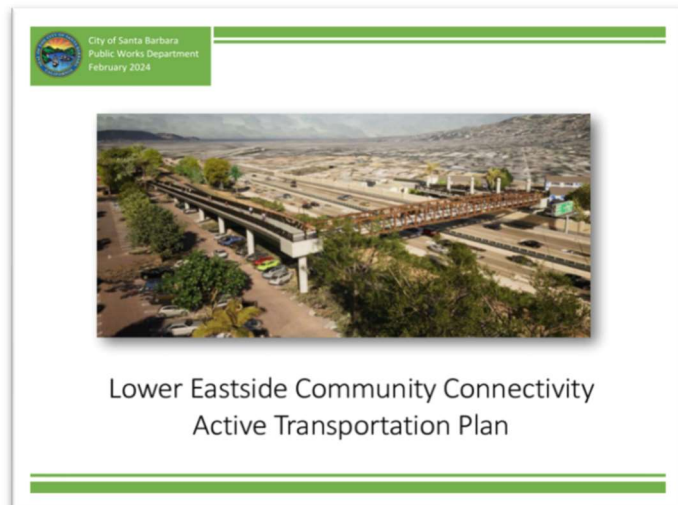
In 2020, City Council adopted a goal to reach carbon neutrality by 2035. In July 2024, City Council adopted a new Climate Action Plan (CAP), entitled Together to Zero. The Climate Action Plan is the City's roadmap to achieve its carbon neutrality goal and comply with State emission reduction targets specified by SB 32 (40% reduction below 1990 emission levels by 2030) and AB 1279 (85% reduction below 1990 emission levels and net zero emissions by 2045). The new CAP update includes a community-wide greenhouse gas inventory, projections for emission reductions, and a list of innovative climate action strategies and measures that the City shall implement. The CAP includes 194 Climate Actions and 28 measures for GHG reductions across six sectors: Building Energy, Transportation, Solid Waste + Water & Wastewater, Carbon Sequestration, Community Potential and Moonshots.

- *General Plan Implementation: Environmental Resources*
- *Policies and/or Implementation Actions: ER1 and ER5 address energy efficiency and conservation and implementation actions ER1.1 – 1.3 regarding the preparation of a comprehensive Climate Action Plan, greenhouse gas emission inventories and improving carbon sequestration.*



Lower Eastside Community Connectivity Active Transportation Plan

The Lower Eastside Community Connectivity Active Transportation Plan (Plan) recommends infrastructure safety improvements to enhance walking and biking connections between the Lower Eastside and destinations south of US Highway 101. Key projects include a new pedestrian and bicycle highway overcrossing connecting the intersection of Canada and Pitos Streets to Dwight Murphy Field, along with pedestrian safety enhancements in the Eastside Neighborhood such as curb extensions, crosswalks, rectangular rapid flashing beacons, and improved lighting.



City Council adopted the Plan on February 13, 2024, and directed staff to pursue grant funding for its proposed projects. While funding has not yet been secured, staff will continue to explore grant opportunities.

- *General Plan Implementation: Circulation Element - Pedestrian Master Plan (PMP) and Bicycle Master Plan (BMP)*
- *Policies and/or Implementation Actions: C1, C1.1, 2.1, 4.2, 5.1, 5.5, 5.6, 9.1, 12.2 and PMP Policy 1.4 eliminating Highway 101 as a barrier to pedestrian travel and identifies a possible future overcrossing between the intersection of South Canada, Pitos Streets, and Dwight Murphy Field. The PMP also studies the feasibility of an overcrossing and provides the technical analysis to support final design and construction of an overcrossing.*

Santa Barbara Airport Drainage Master Plan

To address the airport's history of flooding, a comprehensive Drainage Master Plan was completed in 2024. The plan outlines design objectives for surface drainage and environmental protections, ensuring compliance with FAA standards. It includes an inventory of the drainage system, hydrologic and hydraulic analyses, and conceptual designs for future improvements.

- *General Plan Implementation: Conservation Element, Safety Element, Environmental Resources Element & Land Use Element*
- *Policies and/or Implementation Actions: C6.4, S2.1, ER4.2, LU3.5 support stormwater management, flood hazard mitigation and environmental stewardship.*

City-Wide Development Projects

City-wide Traffic Model Update

On March 12, 2024, City Council adopted a resolution approving the Travel Model Development Report, Traffic Impact Analysis, Traffic Analysis Guidelines, and Master Environmental Assessment Guidelines for Transportation Analysis.

The City of Santa Barbara's Travel Model is a planning tool used to evaluate the impacts of proposed land development projects on traffic congestion and assess the amount of driving generated by new developments. It plays a vital role in reviewing land development for consistency with City policies and assessing environmental impacts. By modeling traffic, the tool helps explain complex interactions and predict traffic patterns, including peak-hour behavior and daily miles traveled.

- *General Plan Implementation: Circulation Element*
- *Policies and/or Implementation Actions: 14.2.2, enhancing regional coordination through exploring funding to expand a coordinated regional traffic model to include City streets.*



De La Vina Street Safe Crosswalks and Buffered Bike Lanes Project

To address collision patterns on De La Vina Street, a buffered bike lane will replace one vehicular travel lane between Carrillo Street and Haley Street. This lane reduction will eliminate the "double threat" scenario, where one driver stops for a pedestrian but the driver in the adjacent lane does not.



Additional safety improvements include curb extensions, high-visibility signs, and pavement markings at six intersections to improve sightlines, reduce pedestrian crossing distances, and lower vehicle turning speeds. The project is substantially complete, with the exception of a protected bike lane scheduled for installation in 2025 along Haley Street between De La Vina and Chapala Streets.

- *General Plan Implementation: Circulation Element*
- *Policies and/or Implementation Actions: C1, C1.1, C6, C6.1, C6.2, all focused on improving traffic flow in conjunction with improving access for pedestrians,*

bicycles and public and private transit through measures that include physical roadway improvements.

Eastside Community Paseos Project

Focusing on low-traffic streets, the project provides a safe route to local schools and parks, encouraging students to bike or walk. It also connects to the Westside Community Paseos Project, creating a crosstown bike network.

Key features include improved crosswalks, pedestrian refuge islands, new sidewalks, landscaped peninsulas, traffic diverters, and green striping through intersections for bike lanes. The project was primarily funded by an Active Transportation Program grant, with construction completed in early 2024.

- *General Plan Implementation: Circulation Element*
- *Policies and/or Implementation Actions: C1.1, C1.2, C1.3, all focused on emphasizing high quality public right-of-way infrastructure to include enhanced pedestrian and bicycle facilities.*

Eastside Neighborhood Park Renovation

The City of Santa Barbara Parks and Recreation Department completed a multi-phase improvement project at Eastside Neighborhood Park. The upgrades include two new playgrounds, adult fitness equipment, accessible pathways connecting park features, remodeled restrooms, renovated turf, refreshed murals, and over 250 cubic yards of fresh mulch.



Enhancements to Yanonali Garden, the community garden within the park, were completed in spring 2024.

- *General Plan Implementation: Open Space Element*
- *Policies and/or Implementation Actions: OP2 promotes options to support acquisition and maintenance of public open space.*

EV Fast Chargers at Ortega Parking Garage

In February 2024, the City completed construction of its first Electric Vehicle (EV) fast chargers at the Ortega Parking Garage (Lot 10). The Downtown Parking and Plaza Division of Public Works partnered with Tesla and



Carbon Solutions Group EV LLC (CSG) to install 16 fast chargers, leveraging a \$160,000 CALeVIP grant from the California Energy Commission.

Over the past decade, the City has also installed 44 public Level 2 EV chargers, further supporting sustainable transportation initiatives.

- *General Plan Implementation: Circulation Element & Climate Action Plan (CAP)*
- *Policies and/or Implementation Actions: C2.1, C6.5, C6.5.1 and EE1 prioritize the expansion of infrastructure for alternative fuel vehicles, reducing greenhouse gas emissions, and encouraging sustainable transportation choices.*

Farmer's Market Relocation

The Saturday Farmers' Market was relocated to a central downtown area (the 00 Blocks of Carrillo Street and 900-1000 Blocks of State Street) to improve accessibility and community connection. This move was necessary due to the Santa Barbara Police Station's relocation to the former Cota Commuter Lot, the market's original location.

- *General Plan Implementation: Land Use Element, Economic and Fiscal Health Element, Circulation Element & Historic Resources Element*
- *Policies and/or Implementation Actions: LG6, EF15, C6, HR3, LG6.1, EF15.2, C6.3, and HR3.4 prioritize accessible public spaces that foster community interaction and enhance pedestrian friendly environments.*

Louise Lowry Davis Center Renovation

The Louise Lowry Davis Center, built in 1923, was initially home to Santa Barbara's first public school for vocational training. In 1933, the City began using the facility as a community recreation center. Since then, it has hosted various recreational activities

for residents aged 50 and older, including bridge, chess, knitting, yoga, tai chi, and senior-focused informational lectures. Additionally, the Community Action Commission provides free hot lunches to low-income seniors Monday through Friday.



The facility also offers affordable meeting spaces for non-profits and serves as a venue for business functions, weddings, receptions, and private events.

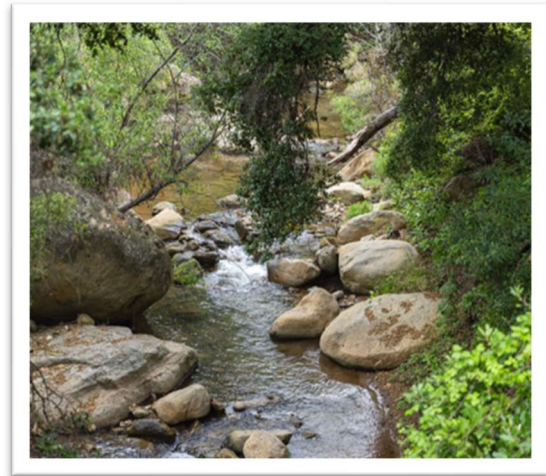
Interior improvements focus on enhancing circulation, storage, temperature control, lighting, and programming flexibility. Exterior improvements address the main entry, site safety, aesthetics, signage, accessibility, and drainage, while maximizing the use of the existing southeast patio. This project was completed in Fall 2024.

- *General Plan Implementation: Open Space Element*

- *Policies and/or Implementation Actions: OP1 which encourages ample open space through a variety of types.*

Mission Creek Restoration at Oak Park

In December 2024, this project restored an 1,800 linear foot section of Mission Creek within Oak Park. The project. Key elements included removing invasive non-native plants, restoring the creek channel through the removal of concrete, creating floodplain habitat, and revegetation with over 3,000 native plants and trees. Removal of aging concrete structures in the creek bed and banks has improved park aesthetics, and the restored creek channel will provide improved shelter and access for wildlife. Native trees will help shade and cool the creek, while native plants will naturally filter pollutants from the water.



- *General Plan Implementation: Environmental Resources Element*
- *Policies and/or Implementation Actions: ER1, ER4, ER6.3, ER14.1 & ER14.2: all aim to restore creeks, riparian habitats, and native vegetation to enhance ecological health by removing concrete, creating floodplain habitat, and planting native species.*

Parma Park Sustainable Trails Project

Parma Park was gifted to the City of Santa Barbara in 1973 as an open space for hiking and equestrian activities. Many of the park's trails are old cattle trails and access points from the former Parma Ranch. The Parks and Recreation Department currently manages the 200-acre park, overseeing trail maintenance, habitat restoration, and vegetation management.



The Parma Park Sustainable Trails Project enhances and expands the trail system within one of Santa Barbara's largest open space parks. The project includes improvements to existing trails, the creation of new trails, decommissioning and restoration of realigned trails and access roads, habitat restoration, and the addition of a new half-mile reduced-grade loop. This project was completed in Spring 2024.

- *General Plan Implementation: Open Space Element*
- *Policies and/or Implementation Actions: OP1 encourages ample open space through a variety of types.*

Plaza del Mar Band Shell Restoration

A designated City Landmark, the Plaza del Mar Band Shell was originally built in 1919 as a venue for public concerts. Over its 100-year history, it hosted countless concerts, dramatic performances, recitals, speeches, and community events. However, by 2020, the building had fallen into disrepair and was deemed unsafe for public use.

The Plaza del Mar Band Shell Renovation Project restored the facility, revitalizing it as a vibrant space for music, art, culture, and community events in one of Santa Barbara's oldest parks. The full-scale renovation preserved the structure's historical charm while adding modern amenities to accommodate diverse public events. Work included structural repairs, roof and wood stage replacement, restoration of the original stage lighting, installation of full electrical service, and the construction of an accessible pathway and ramp to the stage.

Construction began in Summer 2023 and was completed in Summer 2024.

- *General Plan Implementation: Open Space Element & Historic Resources Element*
- *Policies and/or Implementation Actions: OP2 promotes options to support acquisition and maintenance of public open space. HR7 promotes protecting cultural landscapes.*

Santa Barbara Central Library Renovation Project

This project has three separately permitted project portions of work. The Plaza Renovation portion includes upper and lower plaza areas with hardscape, lighting, planters, and drought-tolerant landscaping. The Elevator portion includes a new

building code-compliant elevator to create an accessible path of travel from the main entry level to the upper and lower levels of the Central Library. The Lower-Level Staff Area Renovation portion includes a new enclosed conference room, lights, HVAC, flooring, kitchen upgrades, and improved circulation for business operations.

- *General Plan Implementation: Historic Resources Element*
- *Policies and/or Implementation Actions: HR1, HR1.1, HR2, HR2.2, HR3 and HR3.1 all guide efforts to repair and restore, while preserving historic character.*



10. City Projects *In-Progress*

Plans

30-Year Waterfront Adaptation Plan

The purpose of this project is to create a practical plan that prepares the Santa Barbara Waterfront for increased storm surges, erosion, and flooding by providing solutions that preserve and enhance recreation, commerce, beach access, habitat, and critical infrastructure for the near term and future generations. The Waterfront is already at risk of flooding, storm surge, and erosion during coastal storm that will become exacerbated with even small amounts of sea-level rise. Some of the adaptation measures the plan will consider are raising or modifying the Harbor breakwater and groins, flood protection measures for the Harbor Commercial area, and realignment of portions of the beach multiuse path. A draft Adaptation Plan is anticipated to be released for public review by the end of 2026.



- *General Plan Implementation: Environmental Resources Element, Safety Element & Land Use Element*
- *Policies and/or Implementation Actions: ER12, ER12.3, S23, S23.4 and LG6 guide efforts to protect the waterfront from increased storm surges, erosion from flooding, while preserving and enhancing recreation.*

Regional Coastal Adaptation Monitoring Program

The City has partnered with Beach Erosion Authority for Clean Oceans and Nourishment (BEACON), a joint power authority with member agencies from the coastal cities and counties between Point Mugu and Point Conception, on the development of a regional shoreline monitoring program. This monitoring program is key to implementing the City's Adaptation Program with a data-driven approach, including tracking how soon actions are needed and the effectiveness of adaptation projects as they are implemented. A draft monitoring plan is anticipated to be released for public review in Q1 2025.

- *General Plan Implementation: Environmental Resources Element, Safety Element & Land Use Element*
- *Policies and/or Implementation Actions: ER12, ER12.4, S23, S23.5 and LG6 support a data-driven approach to coastal adaptation and resilience planning.*

Santa Barbara Airport Climate Adaptation Plan

The Santa Barbara Airport is preparing a Climate Adaptation Plan that builds on the City of Santa Barbara's Sea Level Rise Adaptation Plan from 2021 and the Goleta Slough Area Sea Level Rise and Management Plan from 2015. The Climate Adaptation Plan will address



potential impacts from increased flooding due to projected sea level rise and heightened rainfall associated with climate change. The first phase, which involved a hazards analysis and vulnerability assessment, was completed in December 2024. The next phase will focus on reviewing adaptation measures, with completion expected in 2026.

- *General Plan Implementation: Environmental Resources Element, Safety Element & Land Use Element*
- *Policies and/or Implementation Actions: ER12, ER12.3, S23, S23.4, LG6 and LG6.2 guide efforts to assess vulnerabilities and develop strategies to mitigate the impacts of sea level rise and increased flooding on airport operations and infrastructure.*

Santa Barbara Airport Master Plan Update

The Airport Master Plan serves as a strategic document outlining future projects and goals for the airport over the next 20 years. The Master Plan Update (MPU) will guide community and public officials in future developments that meet aviation demands while ensuring environmental compatibility. The MPU includes a preferred alternative for a dual runway system, recommending the closure of Runway 15L/33R, as the airport is not eligible for future FAA funding for three runways. The preferred alternative also addresses geometric changes and improvements to the taxiway system. Additional considerations include new aircraft hangars, vertiports, a parking garage, fuel storage enhancements, and long-term terminal reconfiguration to accommodate an anticipated demand of 1.1 million enplaned passengers by the end of the 20-year planning period. The MPU will be completed in Spring of 2025.

- *General Plan Implementation: Land Use Element, Economic and Fiscal Health Element and Environmental Resources Element*
- *Policies and/or Implementation Actions: LG6, LG6.2, EF15, EF15.2, ER12 and ER12.3 guide efforts to enhance operational efficiency, accommodate future aviation demand, and improve passenger experience, while considering environmental and community impacts*

Wastewater and Water Systems Climate Adaptation Plan

This plan will evaluate vulnerabilities of the City's wastewater and water infrastructure from sea level rise, changes in rainfall patterns, and rising groundwater levels. It will identify alternatives for relocating, flood-proofing, and/or hardening of major

sewer mains and water lines currently located under the beach and in the sea level rise area. The plan will primarily focus on impacts in the next 30 years in detail but will also consider mid- and long-term options and thresholds for action for El Estero Water Resource Center and other portions of the wastewater and water systems. A draft Adaptation Plan is anticipated to be released for public review in Q1 2025.

- *General Plan Implementation: Environmental Resources Element, Safety Element & Land Use Element*
- *Policies and/or Implementation Actions: ER12, ER12.3, S23, S23.4, LG6 and LG6.2 all encourage strategies to protect the City's wastewater and water infrastructure from climate change impacts.*



Westside and Lower West Neighborhoods Transportation Management Plan Implementation Project

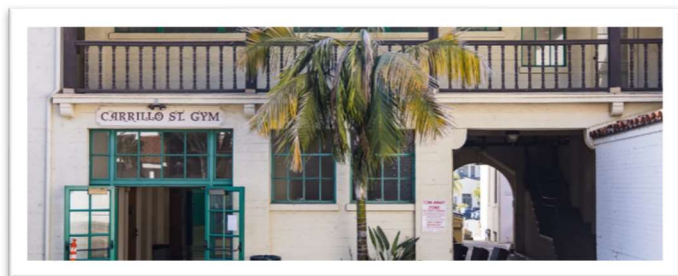
The Westside and Lower West Neighborhoods Active Transportation Plan Implementation Project provides safe pedestrian and bicycle routes to schools, parks, and neighborhood services, and completes major infrastructure gaps. The enhancements complement the Westside Community Paseos Project. The project is currently in design with construction anticipated in 2027.

- *General Plan Implementation: Circulation Element – Pedestrian Master Plan (PMP) and Bicycle Master Plan (BMP).*
- *Policies and/or Implementation Actions: C.1, 2.1, 4.2, 5.1, 5.5, 5.6, 12.2 and PMP Policy 2.1 expanding the bikeway network, while closing gaps in the existing system.*

City-Wide Development Projects

Carrillo Street Gym Exterior Renovation Project

The Carrillo Street Gymnasium, a designated City Landmark, was designed in 1926 by architect Julia Morgan, known for her work at Hearst Castle and over 700 other buildings in California. The Carrillo Street Gym Exterior Renovation Project aims to



repair and restore the building’s exterior, preserving Morgan’s original design while addressing water intrusion that affects gym use during wetter months.

The exterior renovation includes waterproofing, stucco and decorative column repairs, window replacements, painting, and the finalization of a seismic evaluation report. Upon completion, the gym will become a reliable venue for year-round indoor recreational use.

The renovation is expected to take place from Fall 2024 through Summer 2025.

- *General Plan Implementation: Historic Resources Element*
- *Policies and/or Implementation Actions: HR1, HR1.1, HR2, HR2.2, HR3 and HR3.1 all guide efforts to repair and restore, while preserving historic character.*

Cabrillo – Los Patos Roundabout Project

The new roundabout at East Cabrillo Boulevard will enhance safety and improve traffic flow. It will feature updated crosswalks with traffic islands in all four quadrants and new landscaping in the center island.

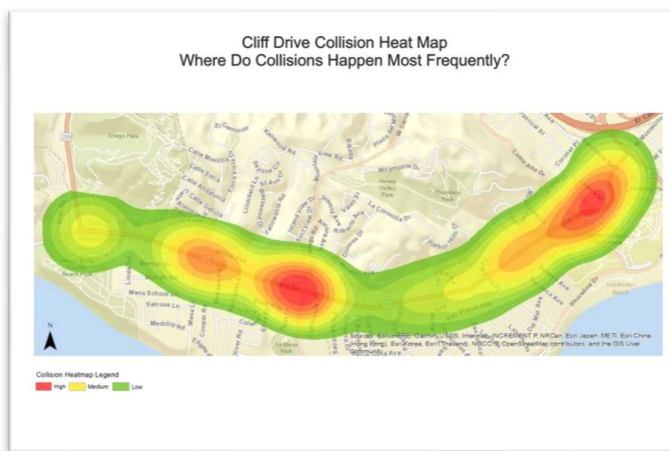


Additionally, a striped pedestrian and bicycle trail will be added along northbound Channel Drive, along with a new left-turn lane from southbound Cabrillo Boulevard to Channel Drive. Phase 1 of the Cabrillo-Los Patos Roundabout is currently under construction and is expected to be completed by Spring 2025.

- *General Plan Implementation: : Circulation Element; Pedestrian Master Plan (PMP) and Bicycle Master Plan (BMP).*
- *Policies and/or Implementation Actions: C.1, 2.1, 4.2, 5.1, 5.5, 5.6, 12.2. and PMP Policy 1.2 improving pedestrian safety and comfort at intersections.*

Cliff Drive Vision Zero Project

The Cliff Drive Vision Zero Project focuses on improving safety and mobility by removing excess traffic lanes and adding a three-mile separate path for all ages and abilities along Cliff Drive, from Arroyo Burro County Park to Castillo Street. This project enhances access to three elementary schools, Santa Barbara City College, parks, neighborhood services, and retail, while closing the final gap in the 30-



mile Coastal Bike Route from UCSB to Ventura County.

The project is currently in the design phase, with construction anticipated in 2027.

- *General Plan Implementation: Circulation Element; Pedestrian Master Plan (PMP) and Bicycle Master Plan (BMP).*
- *Policies and/or Implementation Actions: C.1, 2.1, 4.2, 5.1, 5.5, 5.6, 12.2. and PMP Policy 1.2 improving pedestrian safety and comfort at intersections.*

De La Vina Street Bridge Over Mission Creek Replacement Project

This project involves replacement of the existing structurally deficient De La Vina Street Bridge over Mission Creek, located between Vernon Road and Alamar Avenue. This project will include enhancements to the De La

Vina/Vernon crosswalk, including lighting and pedestrian activated flashers. Construction is anticipated in spring 2025.



- *General Plan Implementation: Circulation Element*
- *Policies and/or Implementation Actions: C6, C6.1, C6.2, all focused on improving traffic flow in conjunction with improving access for pedestrians, bicycles and public and private transit through measures that include physical roadway improvements.*

Milpas Street Crosswalk Safety and Sidewalk Widening Project

Milpas Street ranks as the City's second-highest corridor for pedestrian-involved collisions and has been designated a Vision Zero Priority Corridor by City Council. The Project includes the following safety enhancements: new curb extensions, high visibility crosswalks, additional lighting, accessibility improvements, widened sidewalks at street corners and transit stops, leading pedestrian intervals at signalized intersections, mast arm mounted Rectangular Rapid Flashing Beacons, and a median refuge island at one non-signalized intersection. Three-foot-wide buffers will be added to the existing bike lanes between Cota and Canon Perdido Streets to improve cyclists' safety, and additional bicycle parking on Milpas Street will improve cyclist access. Design and environmental review commence in 2023 with construction anticipated to begin in 2027.

- *General Plan Implementation: Circulation Element; Pedestrian Master Plan (PMP) and Bicycle Master Plan (BMP).*
- *Policies and/or Implementation Actions: C.1, 2.1, 4.2, 5.1, 5.5, 5.6, 12.2, and PMP Policy 1.2 improving pedestrian safety and comfort at intersections.*

Santa Barbara Airport Aero Hangars

The two General Western Aero Hangars, constructed in 1931, are situated in the northeast section of Santa Barbara Airport, near Fairview and Hollister Avenues, adjacent to San Pedro Creek. Initially, they supported aircraft manufacturing and commercial operations during the 1930s. However, by the 1950s, as the airfield expanded, the hangars became increasingly isolated from airport activities. In 2024, renewed interest in rehabilitating these historic buildings was expressed, prompting a public outreach process that included an open house attended by around 75 people who shared ideas for their future use.



- *General Plan Implementation: Historic Resources Element*
- *Policies and/or Implementation Actions: HR1, HR1.1, HR2, HR2.2, HR3 and HR3.1 guide efforts to preserve historic character, while exploring adaptive reuse opportunities that benefit the community.*

Santa Barbara Airport Terminal Improvement Project

The Terminal Improvement Project will add a 33,000 square foot, two-story expansion to the existing John T. Rickard Airline Terminal at 500 James Fowler Road. The most significant portion of this addition will be at the southern end of the Terminal, with additional space also created at the northern end and above the existing first-floor patio. These improvements will increase accessibility for all passages. Interior improvements will include expanded seating and concession areas, as well as enhancements to the ticketing check-in, baggage claim, and security screening areas. Exterior upgrades will feature two new passenger boarding bridges, redevelopment of existing pavement for two aircraft parking spots dedicated to ground boarding, and reconfiguration of associated roadways, parking areas, and landscaping. In 2024 staff completed 10% of the projects design.

- *General Plan Implementation: Land Use Element, Economic and Fiscal Health Element & Environmental Resources Element*
- *Policies and/or Implementation Actions: LG6, LG.2, EF15, EF15.2, ER12, ER12.3 guide efforts to expand airport facilities to accommodate all passengers, while ensuring environmental compatibility and resilience to climate change impacts.*

Santa Barbara Police Station

On November 18, 2024, the City of Santa Barbara held a groundbreaking event for its new Santa Barbara Police Station. The new police station will be a modern, net-zero energy building spanning approximately 64,000 square feet, with a secure parking structure of around 81,000 square feet,



including one level below grade. It will house the entire police department, including all fleet and department vehicles, as well as personnel vehicles.

The facility will feature a 560-kilowatt solar array and battery storage system. Located at 601 Santa Barbara Street, the new station will include a large community room, a fitness center, an open locker room with changing rooms, a forensics lab, evidence storage, and a 10-lane shooting range, among other amenities.

The site is currently being prepared for construction, with an anticipated completion date in Summer 2027.

- *General Plan Implementation: Land Use Element, Economy and Fiscal Health Element & Safety Element.*
- *Policies and/or Implementation Actions: LU-1, LU-6.1, LU-6.2, EF-6.2, EF-7.1, S-1.3 and S-2.1 promote sustainable design, energy efficiency, and ensure public facilities meet community needs, by prioritizing investment in modern, resilient public safety infrastructure.*

Shoreline Park Fence and Pathway Relocation

In early 2024, winter storms caused significant coastal erosion along the bluffs at Shoreline Park. Temporary fencing was installed for public safety while the Parks and Recreation Department developed plans for a long-term solution.

The Shoreline Park Fence and Pathway Relocation project will move 620 linear feet of blufftop fencing and 1,200 square feet of concrete pathway inland, away from the eroding bluff. The project is expected to be completed in Fall 2025.

- *General Plan Implementation: Coastal Land Use Plan & Safety Element*
- *Policies and/or Implementation Actions: Policy 5.1-29, 5.1-33, S23 and S23.2 all provide a framework for relocating fencing and pathways inland, away from eroding bluffs, thereby enhancing public safety and preserving the park's natural resources.*

Vision Zero State Street Undercrossing

The Project connects the City's two most active transportation-oriented neighborhoods: Downtown and the Waterfront. The Project will meet the active transportation needs of the community by widening the sidewalk along State Street from Gutierrez Street to Yanonali Street, installing lighting to illuminate the pedestrian walkway, installing buffered bike lanes, and adjusting travel lanes to improve safety along this collision-prone corridor. Construction began in October 2023 and is anticipated to be completed in 2025.



- *General Plan Implementation: Circulation Element*

- *Policies and/or Implementation Actions: C6, C6.1, C6.2 focus on improving traffic flow in conjunction with improving access for pedestrians, bicycles and public and private transit through measures that include physical roadway improvements.*

Upper De La Vina Crosswalks and Buffered Bike Lane

The project spans De La Vina Street from Alamar Avenue to Padre Street, Padre Street from De La Vina Street to State Street, and the intersection of Alamar Avenue and Junipero Street. It includes 0.65 miles of new on-street buffered bike lanes, curb extensions at six intersections, and 210 feet of sidewalk infill to close network gaps and improve safety for cyclists and pedestrians. Primarily funded by Active Transportation Program grants, portions of the bike lanes and striping were installed in late 2021 as part of a pavement maintenance project. The remaining sections are under construction and expected to be completed by late 2025.

- *General Plan Implementation: Circulation Element*
- *Policies and/or Implementation Actions: C6, C6.1, C6.2 focus on improving traffic flow in conjunction with improving access for pedestrians, bicycles and public and private transit through measures that include physical roadway improvements.*

11. Adaptation Planning Efforts

Many of the City's initiatives focus on protecting and maintaining existing infrastructure and natural resources, rather than large-scale restoration or rewilding. These efforts are designed to strengthen climate resilience, enhance public safety, and preserve critical environmental resources. By prioritizing proactive adaptation and risk mitigation, the City is working to ensure long-term ecological and infrastructural stability while maintaining the integrity of both the built and natural environment.

Below is a summary of anticipated benefits of these projects:

Creek Buffer Ordinance

- Enhance water quality and ecosystem resilience in local creeks, ensuring the protection of aquatic habitats.
- Improve public safety by mitigating flood risks and reducing soil erosion along creek corridors.
- Support long-term preservation of scenic natural resources that contribute to Santa Barbara's environmental identity.

30-Year Waterfront Adaptation Plan

- Strengthen resilience of critical coastal infrastructure against sea-level rise, storm surges, and coastal erosion.
- Sustain access to beaches and recreational areas for residents and visitors.
- Preserve and restoration of coastal habitats, enhancing biodiversity and protecting ecosystems.
- Reduce economic losses by proactively addressing vulnerabilities in key waterfront infrastructure.

Santa Barbara Airport Climate Adaptation Plan

- Enhance resilience of airport facilities to flooding and climate-related impacts, ensuring continued operational safety.
- Preserve and potentially restore wetland ecosystems near the airport.
- Integrate sustainable infrastructure solutions to align with regional and state climate goals.
- Support long-term reduction of environmental risks to critical airport infrastructure, supporting economic and community connectivity.

30-Year Shoreline Park Fence and Pathway Relocation

- Improve safety for park visitors by mitigating bluff erosion risks and relocating infrastructure away from vulnerable areas.
- Stabilize blufftop ecosystems through erosion management and native vegetation restoration.
- Preserve scenic and recreational value of Shoreline Park, ensuring public enjoyment for generations.
- Proactively adapt to coastal erosion challenges, balancing public safety and environmental stewardship.

30-Year Wastewater and Water Systems Climate Adaptation Plan

- Improve water quality and reduce contamination risks through enhanced infrastructure design.
- Increase resilience of wastewater and water systems to flooding, rising groundwater levels, and climate variability.
- Enhance long-term reliability of essential water services for the community, reducing risks to public health and safety.
- Mitigate potential environmental impacts through sustainable construction practices and green infrastructure integration.

12. Conclusion

In 2024, the City of Santa Barbara made progress in addressing housing needs, strengthening climate resilience, and preserving both the natural and built environments. Key accomplishments include the adoption of tenant protection ordinances, the establishment of the Local Housing Trust Fund, and initial funding commitments for over 100 new affordable housing units. Additionally, the City advanced critical adaptation initiatives, such as the 30-Year Waterfront Adaptation Plan and the Creek Buffer Ordinance, while streamlining housing production through pre-approved ADU designs and zoning amendments. These efforts reflect the City's ongoing commitment to sustainable growth, housing equity, and environmental stewardship, ensuring that current and future generations benefit from a well-planned and resilient community.

Looking ahead to 2025, the City will focus on completing key projects, including finalizing the Adaptive Reuse Ordinance to facilitate the conversion of underutilized buildings into housing and advancing environmental protections like the Creek Buffer Ordinance. Addressing funding gaps remains a priority, particularly for long-term climate adaptation projects such as the Wastewater and Water Systems Climate Adaptation Plan. Additionally, the City will continue to strengthen regional collaboration, working with neighboring jurisdictions on housing and infrastructure initiatives and engaging with state and federal agencies to secure additional resources. As these efforts move forward, challenges such as balancing competing priorities, rising costs, and maintaining ambitious project timelines will require strategic planning and continued community support.

Community involvement will remain central to the City's approach in 2025. Through public workshops, surveys, and stakeholder engagement, the City will ensure that policies and projects align with the diverse needs of its residents. Santa Barbara encourages all community members to stay engaged, sharing insights, providing feedback, and actively participating in shaping the city's future. By working together, Santa Barbara can continue to build a vibrant, resilient, and inclusive community that reflects the values and aspirations of all who call it home.

13. Defined Terms

Housing & Development

Accessory Dwelling Unit (ADU) A secondary housing unit located on the same lot as a primary residence, which can be either attached or detached. ADUs provide additional housing opportunities while maintaining neighborhood character.

Affordable Housing that is priced to ensure that households earning below the area median income (AMI) spend no more than 30% of their gross income on housing costs.

Builder's Remedy A legal provision under California housing law allowing developers to bypass local zoning restrictions if a city fails to adopt a compliant Housing Element.

By-Right Development A development that complies with zoning and building codes and does not require discretionary approvals such as variances or special permits.

Density Bonus A development incentive that allows increased residential density in exchange for providing affordable housing units or other community benefits, as permitted under state and local regulations.

Extremely Low-Income (ELI) Household Households earning less than 30% of the Area Median Income (AMI), as defined by HUD.

Fair Market Rent (FMR) The estimated amount, set by HUD, that a property is expected to rent for in a given area.

Housing Cost Burden A situation where a household spends more than 30% of its income on housing costs, including rent or mortgage payments.

Inclusionary Housing A policy that requires a portion of new residential developments to be designated as affordable housing for low- or moderate-income households.

In-Lieu Fee A payment made by developers in place of building required affordable housing units, which is then used to fund other affordable housing projects.

Local Housing Trust Fund (LHTF) A dedicated fund established to provide financial support for affordable housing projects through grants, loans, or other mechanisms.

Missing Middle Housing Housing types such as duplexes, triplexes, and townhomes that provide alternatives between single-family homes and large apartment complexes.

Permanent Supportive Housing (PSH) Housing with no time limit that provides support services for formerly homeless individuals or those with disabilities.

Regional Housing Needs Allocation (RHNA) A state-mandated process that determines the number of housing units each jurisdiction must plan for across various income levels.

Tenant Right of First Refusal A policy that provides tenants with the opportunity to purchase their rental unit before it is sold to another party.

Transit-Oriented Development (TOD) A development strategy that focuses on building housing, retail, and other amenities within close proximity to public transportation.

Use-by-Right Permitting A streamlined permitting process that allows certain types of development to proceed without discretionary review, provided they meet established zoning and development standards.

Very Low-Income Household Households earning less than 50% of the area median income (AMI), as defined by the U.S. Department of Housing and Urban Development (HUD).

Sustainability & Resilience

Carbon Neutrality A state in which a city or jurisdiction offsets its carbon dioxide emissions through reduction strategies and sustainable practices.

Creek Buffer A designated setback area between a creek and any development, established to protect riparian habitats, improve water quality, and reduce risks of erosion and flooding.

Environmental Justice (EJ) The fair treatment and meaningful involvement of all people, regardless of race, color, or income, in environmental decision-making.

Green Infrastructure Projects designed to use natural processes to manage stormwater, improve air quality, and provide climate resilience.

Low Impact Development (LID) A planning and design approach aimed at managing stormwater and reducing environmental impacts through green infrastructure.

Resiliency Planning A strategy that helps cities adapt to and recover from climate change-related risks, including sea-level rise, drought, and wildfires.

Sustainable Infrastructure Infrastructure projects designed to minimize environmental impacts, enhance resilience to climate change, and promote long-term sustainability.

Transportation

Vehicle Miles Traveled (VMT) A metric used to assess the environmental impact of transportation systems by calculating the total distance traveled by vehicles in a region.

Planning & Zoning

Discretionary Review A case-by-case evaluation process required for certain developments, allowing for public input and additional scrutiny by planning bodies.

Floor Area Ratio (FAR) A measurement of a building's total floor area in relation to the size of its lot, often used to regulate building density.

Form-Based Code A zoning approach that focuses on building design, public spaces, and neighborhood aesthetics rather than just land use.

Infill Development The process of developing vacant or underutilized parcels of land within an existing urban area.

Objective Design Standards Predefined and measurable criteria for architectural and site design elements that streamline the approval process for housing projects.

Overlay Zone A zoning designation that applies additional requirements or incentives to specific areas beyond the base zoning regulations.

Specific Plan A detailed planning document that provides tailored regulations and guidelines for development in a defined area.

Transfer of Development Rights (TDR) A program that allows landowners to transfer development rights from one property to another to preserve open space, historic sites, or other public benefits.