



# FINAL 2025 GENERAL PLAN ANNUAL PROGRESS REPORT

City of Santa Barbara

Presented and accepted by the Santa Barbara City Council on  
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# 1. Introduction

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Since 2019, State law has required all California cities and counties, including the City of Santa Barbara to prepare and submit two annual reports: a General Plan Annual Progress Report (General Plan APR) and a Housing Element Annual Progress Report (Housing Element APR). Although both reports are prepared and transmitted on the same annual schedule, they serve different statutory purposes, are governed by different requirements, and are submitted separately. The General Plan APR does not substitute for, or fulfill, the Housing Element reporting requirements administered by HCD, but instead provides a broader, citywide assessment of General Plan implementation progress across multiple policy areas.

The General Plan APR, which is the subject of this document, provides a comprehensive update on the City's implementation of its adopted General Plan policies and programs. The General Plan APR is submitted annually to the Governor's Office of Land Use and Climate Innovation pursuant to Government Code Section 65400 and is used by the State to monitor local implementation of statewide planning objectives, General Plan consistency, and compliance with evolving statutory requirements.

The 2025 General Plan APR fulfills this requirement by documenting key accomplishments, ongoing initiatives, and implementation challenges during the 2025 calendar year. The report summarizes progress on housing production and program implementation, General Plan update efforts, climate adaptation and environmental stewardship initiatives, historic resource preservation, and major City capital and planning projects. Collectively, these efforts reflect the City's continued commitment to sustainable development, housing growth, and regulatory clarity. While progress was made in 2025, the report also acknowledges ongoing challenges, particularly related to lower-income housing production and adapting critical infrastructure to climate impacts.

Separately, Government Code Section 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 the Department of Housing and Community Development (HCD). The Housing Element APR focuses specifically on housing production, affordability, and implementation of Housing Element programs. This report is submitted directly to HCD, with a copy also provided to the Office of Land Use and Climate Innovation, to ensure compliance with State housing law and accountability toward regional and statewide housing goals.

## 2. Background

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### 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 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 proactive to ensure long-term planning effectiveness.

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 General Plan update resulted in:

- A newly structured General Plan introductory framework focused on sustainability;
- A comprehensive update to the Land Use Element; and
- 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 (refer to Table 2-1 below). 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
Housing*	2023	
Safety*	2013	
Historic Resources	2012	
Open Space*, Park and Recreation	2011	1972 Open Space Element 1982 Parks and Recreation Element
Land Use*	2011	

Element	Last Updated	Other Components
Economy and Fiscal Health	2011	1979 Conservation* Element 1982 Noise* Element
Circulation*	2011	1997 Circulation Element
<b>*Mandated Elements</b>		

## General Plan Update Requirements per State Legislation

The State of California has enacted multiple amendments to Government Code §65302 that require cities to update specific General Plan Elements to address emerging statewide priorities, including climate resilience, environmental justice, wildfire risk, and open space protection. The following legislation establishes mandatory General Plan update requirements applicable to the City of Santa Barbara.

### Key Legislative Updates

#### [SB 379 – Climate Change and Safety Element Updates \(2015\)](#)

SB 379 requires cities to integrate climate change considerations into the Safety Element, including a climate change vulnerability assessment, identification of climate-related risks such as wildfire, flooding, extreme heat, and sea level rise, and the adoption of measures to reduce and adapt to those risks. Although the 2013 Safety Element was adopted prior to this legislation, it incorporates these requirements to strengthen hazard risk reduction and adaptation measures, emergency response planning, and long-term community resilience.

#### [SB 99 – Evacuation Route Planning \(2019\), AB 747 \(2019\), and AB 1409 \(2021\)](#)

SB 99 requires the City to update the Safety Element upon the next revision of the Housing Element (i.e., the 2023-2031 Housing Element) to identify residential developments in any hazard area that do not have at least two emergency evacuation routes. AB 747 and AB 1409 require, upon the next revision of a local hazard mitigation plan (last updated in 2023), an identification of evacuation routes and their capacity, safety, and viability and evacuation locations under a range of emergency scenarios. These requirements will inform the City's Safety Element update policies related to wildfire preparedness, land use planning, and emergency response coordination.

#### [AB 1889 – Room to Roam Act \(2022\)](#)

AB 1889 establishes a statewide policy to identify and protect wildlife corridors and habitat connectivity as part of land use planning. Specifically, it mandates that wildlife connectivity goals, policies, and objectives must be adopted in a wildlife connectivity element or other

elements upon the next revision of the General Plan after January 1, 2028. For efficiency and General Plan consistency, the City plans to fulfill this requirement by consolidating and updating the Open Space and Conservation element simultaneously. AB 1889 also informs the Safety Element update by supporting landscape-scale planning, wildfire resilience, and ecosystem-based strategies.

### SB 1425 – Open Space Element Updates (2022)

SB 1425 requires cities to review and update their Open Space Elements by January 1, 2026<sup>1</sup>, to address equitable access to open space, climate resilience, and environmental co-benefits, and to ensure consistency with the Safety Element. The City initiated an Open Space Element update and is coordinating the effort with the Parks and Recreation Master Plan. Many of the SB 1425 objectives are already implemented through adopted plans, and the forthcoming consolidated Open Space and Conservation Element will further strengthen alignment with Safety Element policies.

### Additional State Legislative Requirements

- **Complete Streets Policy (AB 1358)** – The Circulation Element must prioritize multi-modal transportation, including walking, cycling, and public transit.
  - **Compliance:** The City’s Circulation Element, originally adopted in 1997 and readopted in 2011 as part of Plan Santa Barbara, plans for Santa Barbara’s transportation future so that people can move safely and efficiently using all forms of transportation and aims to create a more integrated multi-modal transportation system to connect people, places, goods, and services by providing a choice of transportation modes. The City implements the Circulation Element through the Bicycle Master Plan (2016), Pedestrian Master Plan (2006), and Vision Zero Strategy.
- **Flood Risk and Management (SB 5, AB 162)** – The Safety and Conservation Elements must incorporate floodplain management and mitigation strategies.
  - **Compliance:** The City participates in FEMA’s National Flood Insurance Program and maintains comprehensive Floodplain Management regulations. The City has undertaken major flood control projects to reduce flooding and property damage, including the Lower Mission Creek Flood Control Project. The City also implements creek setback requirements and stormwater management programs, and coordinates with the Santa Barbara County Flood Control and Water Conservation District.
- **Wildfire Risk Assessment (SB 1241)** – The Safety Element must address wildfire risks in high-hazard zones.

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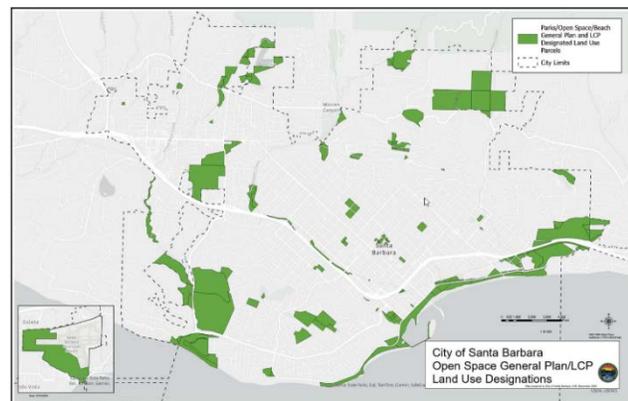
<sup>1</sup> The State has yet to release a final SB 1425 Open Space Technical Advisory. There is no consequence in state law for delayed adoption of the update.



## General Plan Elements Under Update

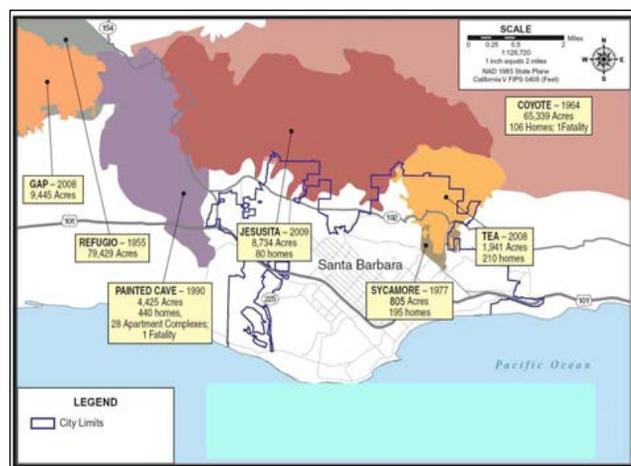
### Open Space and Conservation Element Update

The Open Space Element, currently combined with the Parks and Recreation Element, identifies City-designated parks and open space areas throughout Santa Barbara. Staff proposes to consolidate the City's Open Space and Conservation policies into a single Open Space and Conservation Element, consistent with the State General Plan Guidelines. This update will address equitable access to open space, climate resilience, habitat protection, and wildlife connectivity. Although the City will not meet the January 1, 2026, SB 1425 deadline, many of the bill's objectives are already implemented through adopted plans outside the General Plan, including the Climate Action Plan, Sea Level Rise Adaptation Plan, and Local Coastal Program.



### 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 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 resilience strategies.

## Environmental Justice and Tribal Consultation

The Governor's Office of Land Use and Climate Innovation evaluated local General Plans based on the degree to which they align with the State's General Plan Guidelines, including consideration of environmental justice, consultation with California Native American tribes, and coordination with other relevant planning frameworks. The City of Santa Barbara reviews and conforms to these Guidelines when undertaking General Plan updates and amendments, and documents progress and compliance through the Annual Progress Report.

## **Environmental Justice Considerations (SB 1000)**

State law requires jurisdictions with identified disadvantaged communities to address environmental justice either through an Environmental Justice Element or through integration into other General Plan elements. Although Santa Barbara does not contain CalEPA-designated disadvantaged communities as defined by SB 1000, the City incorporates environmental justice principles into General Plan updates and related policy documents as a matter of practice.

The City's commitment to environmental justice is reflected in recent planning efforts, including the 2023–2031 Housing Element's Affirmatively Furthering Fair Housing (AFFH) analysis, which evaluates barriers to opportunity and identifies strategies to support lower-income households, special-needs populations, and protected classes. Environmental justice considerations are also incorporated, where applicable, into Safety, Open Space, Conservation, and Land Use planning efforts.

## **Tribal Consultation Requirements**

In compliance with state law and City Master Environmental Assessment (MEA) Guidelines, the City conducts tribal consultation prior to adopting or amending the General Plan, Specific Plans, and Open Space Designations, as required under SB 18.

AB 52 requires public agencies to consult with California Native American Tribes during the CEQA process. Accordingly, tribal consultation is also required for review of certain projects, including:

- Environmental Impact Reports
- Mitigated Negative Declarations
- Negative Declarations

Additionally, tribal consultation is required for certain housing projects under AB 168. AB 168 requires developers to submit a notice of intent to local agencies via a preliminary application before proceeding under SB 35. Upon receiving a preliminary application, local agencies must invite California Native American Tribes to consult regarding a proposed development's potential effects on tribal cultural resources.

While the General Plan does not currently include a standalone tribal consultation policy, the City's planning and environmental review processes are governed by applicable state statutes, including SB 18 and AB 52, and are implemented consistently across departments. Where feasible, the City incorporates measures to protect tribal cultural resources and sacred sites.

### 3. 2025 Housing Production and Program Implementation

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This section provides an overview of housing production trends in 2025 and Housing Element Program implementation based on data submitted to the State Department of Housing and Community Development (HCD) as part of the Housing Element Annual Progress Report (APR). The information below summarizes data that the City reports annually to HCD through the required APR Excel tables and data forms, which are used by HCD to track local progress toward statewide goals.

Data included in the Housing Element APR, and reflected in the narrative below, are drawn for the standardized [HCD APR tables](#), including building permit activity, development applications, and progress toward the City's Regional Housing Needs Allocation (RHNA). One primary purpose of the Housing Element APR data is to enable HCD to monitor jurisdictions' performance in meeting their RHNA obligations over the current planning cycle, with issued building permits serving as the key benchmark for annual production.

#### **Key 2025 Housing Statistics<sup>2</sup>:**

- Total new housing applications submitted (deemed complete): 185
- Total units proposed: 1,973
- Total units with completed entitlement: 338
- Total units issued building permits: 255
- Total units that received certificate of occupancy: 162

#### **Housing Application and Building Permit Status**

The housing application data reports on projects and number of units for which an application was determined complete (Table A in the HCD APR Tables, linked above). Permit status reports projects and number of units issued a building permit, which is then counted as RHNA progress. Table 3-1 provides an overview of the number of applications determined complete<sup>3</sup> and proposed units and building permits issued for housing projects by type.

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<sup>2</sup> Key housing statistics are subject to minor adjustments following final quality control checks for the Housing Element APR submission.

<sup>3</sup> Per HCD, complete applications are those that the City has confirmed include all required information. If an application was missing information when first submitted, the date shown reflects when the City determined the application was complete, not the original submission date.

**Table 3-1: Housing Application Status by Project Type**

Housing Type	Complete Applications	Units in Complete Applications	Projects Issued Building Permits	Units in Projects Issued Building Permits
Accessory Dwelling Unit	166	187	122	141
Single-Unit	3	5	5	5
Multi-Unit 2–4 units	1	2	3	8
Multi-Unit 5+ units	15	1,779	3	101
<b>Total</b>	<b>185</b>	<b>1,973</b>	<b>133</b>	<b>255</b>

### 2025 Housing Applications

As shown in Table 3-1, 185 housing applications were submitted to the City and determined complete in 2025.

The three largest housing applications determined *complete* in 2025 were:

1. **680 units – 3805 State Street:** This proposed project is the demolition of one commercial structure (Macy’s location at La Cumbre Plaza) and construction of a 680-unit rental housing development composed of 39 very-low-, 54 moderate-, and 587 above-moderate-income units.
2. **443 units – 3845 State Street:** This proposed project is the demolition of two commercial structures (former Sears store and auto center) and construction of a 443-unit rental housing development composed of 44 moderate-income and 399 above-moderate-income units.
3. **270 units – 505 E Los Olivos Street:** This is a revised Builder’s Remedy project<sup>4</sup>. The proposed project is demolition of all structures and construction of a 270-unit rental housing development composed of 54 low-income and 216 above-moderate-income units.

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<sup>4</sup> “Builder’s Remedy” refers to a provision in California’s Housing Accountability Act (Government Code Section 65589.5) that allows housing developers to bypass local zoning standards when a jurisdiction lacks a compliant Housing Element. Projects must include at least 20 percent lower-income or 100 percent moderate-income units to qualify.

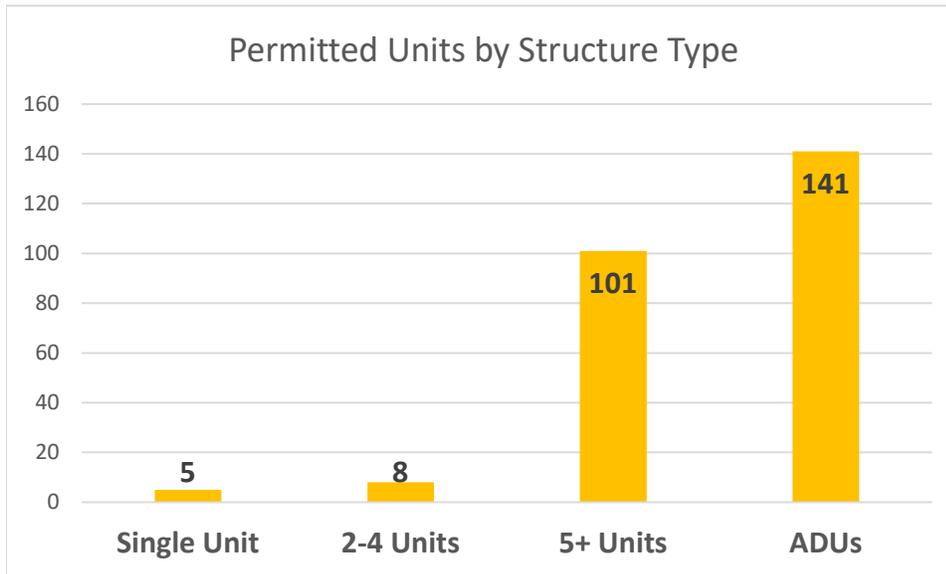
The three largest housing applications *approved* in 2025 were:

1. **90 units – 418 N. Milpas Street:** This approved project is a mixed-use development composed of nine very-low-, six moderate-, and 75 above-moderate-income units.
2. **33 units – 3055 De la Vina Street:** This approved project is a change-in-use from hotel (former Quality Inn) to permanent supportive housing composed of 33 very-low-income units. It also was one of the two largest projects issued building permits in 2025 (see below).
3. **27 units – 1529 State Street:** This approved project at the former Cantwell's Market location is a mixed-use development composed of three moderate- and 24 above-moderate-income units.

## Housing Projects Issued Building Permits

As shown in the chart below, Accessory Dwelling Units (ADUs) were the most prevalent type of permitted housing in 2025, accounting for 55 percent of permitted units.

**Chart 3-1: Permitted Units by Structure Type**



The two largest projects *issued* building permits in 2025 were:

1. **63 units – 400 W Carrillo Street:** This is a new residential building on a former City parking lot composed of seven low-income, 55 moderate-income, and one above-moderate-income units.
2. **33 units – 3055 De la Vina Street:** This is a change-in-use project from hotel to permanent supportive housing composed of 33 very-low-income units.

## Housing Needs and 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. 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 6<sup>th</sup> cycle RHNA period (2023–2031<sup>5</sup>) marks a significant increase in regional housing targets. SBCAG allocated 24,856 units countywide, a 125 percent increase from the 5<sup>th</sup> cycle (2014–2022), which allocated 11,030 units. Of that, the City’s 6<sup>th</sup> cycle allocation is 8,001 units, a 95 percent increase from the 5<sup>th</sup> cycle, which allocated 4,100 units.

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 6<sup>th</sup> cycle to encourage development across all income levels; however, external challenges, including high construction costs and labor shortages, have impacted housing production.

The Housing Authority of the City of Santa Barbara plays a major role in addressing affordability by developing new lower-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.

The median home price in Santa Barbara remained disproportionately high, relative to the national average. In 2025, median single-family home prices on the South Coast generally ranged from approximately \$2.0 million to \$2.5 million, depending on timing and property type, reflecting sustained strength in the coastal real estate market<sup>6</sup>. However, demand continued to outpace supply, sustaining elevated home prices across coastal neighborhoods. Rental costs also continued to place significant pressure on households, with median rents for a two-bedroom apartment consistently exceeding \$3,200 per month<sup>7</sup>. These conditions underscore the ongoing housing affordability crisis and the importance of expanding housing opportunities for lower-income residents. Although the Housing Authority and local development incentives seek to address these challenges, high construction costs and financing constraints continue to limit the pace and scale of new affordable housing production.

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<sup>5</sup> Although the 6th cycle RHNA planning period is officially 2023–2031, the State’s “projection period” begins June 30, 2022. Units permitted on or after this date are credited toward 6th cycle RHNA progress. This accounts for references to 2022 data in housing production tables.

<sup>6</sup> Think Locale. Santa Barbara South County MLS Statistics – 2025. <https://thinklocale.com/blog/santa-barbara-south-county-mls-statistics-for-september-2025/>

<sup>7</sup> Santa Barbara Independent. *Santa Barbara South Coast 2025 Mid-Year Real Estate Market Update: Inventory Is Rising—and So Is Demand*. July 31, 2025. <https://www.independent.com/2025/07/31/santa-barbara-south-coast-2025-mid-year-real-estate>

**Chart 3-2: 6th Cycle RHNA Progress**

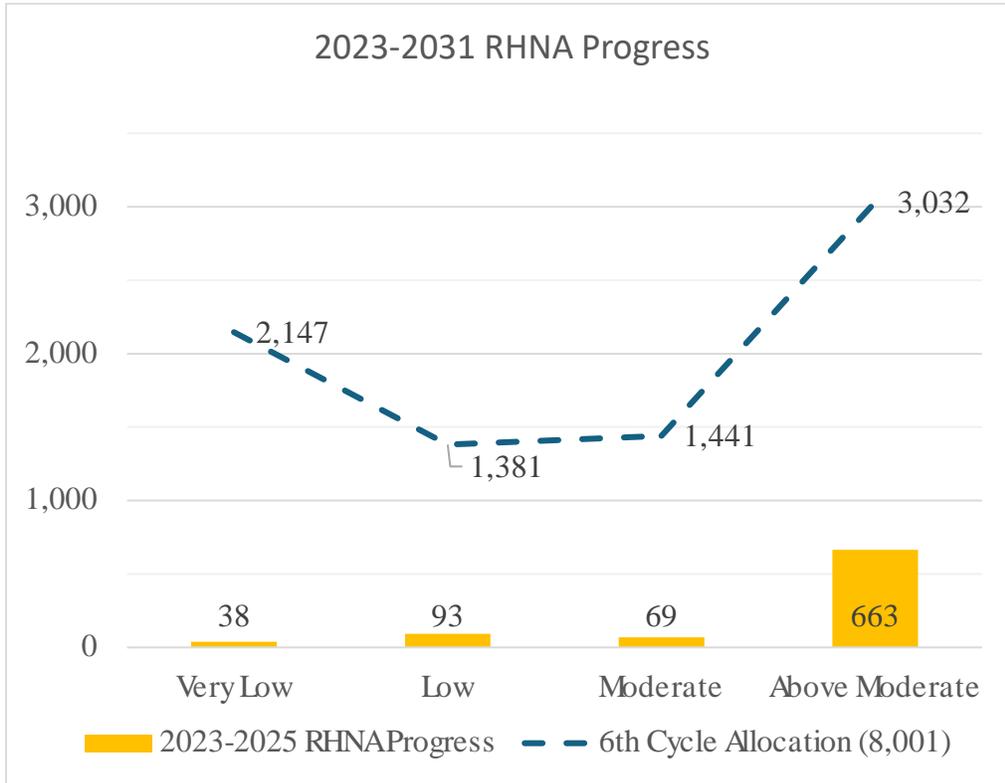


Chart 3-2 illustrates Santa Barbara’s progress toward meeting its 6th cycle RHNA goals (2023–2031), which total 8,001 units across all income categories. Since the projection period began in June 2022, the City has issued building permits for 863 units, representing 10.8 percent of the total allocation.

2025 Progress by Income Category:

In 2025, the City issued building permits for 255 units:

- Very Low-Income: 33 units
- Low Income: 8 units
- Moderate Income: 55 units
- Above Moderate Income: 159 units

**Table 3-2 Cumulative Progress (2022-2025)**

Income Category	RHNA Allocation	Cumulative Progress	% of Allocation Met
Very Low	2,147	38	1.8%
Low	1,381	93	6.7%
Moderate	1,441	69	4.8%
Above Moderate	3,032	663	21.9%
Total	8,001	863	10.8%

The majority of permitted units continue to fall within the Above Moderate-Income category, which has achieved 21.9 percent of its allocation. In contrast, lower-income housing production remains limited, with only 130 units permitted in the Very Low- and Low-Income categories combined (3.7 percent of the 3,528-unit lower-income allocation). Moderate-Income units total 69, representing 4.8 percent of that category’s allocation.

With 89.2 percent of the total RHNA allocation (7,138 units) still unmet, the City continues to implement Housing Element programs aimed at increasing affordable housing production, streamlining approvals, and leveraging state and local funding sources. To address this gap, the 2023-2031 Housing Element incorporates new policies and incentives to boost affordable housing production, including:

- 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.

## Tracking Housing Production

In addition to the overall housing unit numbers presented above, the City is required to comply with Housing Element law “No Net Loss” provisions to ensure there is adequate capacity to accommodate remaining unmet RHNA target throughout the eight-year planning period. Specifically, Program HE-15: Track Housing Production requires the City to include the following in this report:

- Status of project listed as “Pending” on the Suitable Sites Inventory (Table 46 in the Housing Element)

- Status of projects proposed on sites identified for housing in the sites inventory including:
- Unit count and income/affordability assumed on these parcels
- Actual number of units permitted and constructed by income/affordability
- Net change in capacity and remaining capacity by income level to meet remaining RHNA

The Suitable Sites Inventory Pending projects (Table 46 in the Housing Element) listed 20 pending projects of 10 or more units as of August 2023. In January 2024, just prior to Housing Element certification, HCD required the City to update the Suitable Sites Inventory by removing nine projects that completed entitlement (i.e., received final design approval) or received building permits. These projects are still counted towards meeting the City’s RHNA targets when they receive building permits but their status as “pending” no longer needs to be tracked. Attachment A includes an update of project status from Table 46 in the Housing Element.

### **No Net Loss Status**

The City tracks development activity on sites included in the Suitable Sites Inventory in compliance with Senate Bill 166 (2017) and 2023-2031 Housing Element Program HE-15. This process ensures the City: 1) evaluates development proposed on inventory sites; 2) determines whether approved projects are developed at a lower residential density or serve different income categories than assumed in the inventory; 3) calculates remaining residential capacity by income category to meet RHNA; and 4) makes required no net loss findings.

Because project descriptions may change between application submittal and final approval, no net loss calculations are conducted at the time of building permit issuance, when unit counts and affordability levels are finalized.

The Suitable Sites inventory is based on assumptions regarding unit capacity and income categories based on site characteristics and HCD guidance. Property owners are not required to propose projects that match these assumptions, and the City is not required to approve projects consistent with the inventory assumptions, nor can the City deny a housing project simply based on noncompliance with the inventory assumptions. To account for this flexibility and avoid a loss of capacity, the inventory was designed with surplus capacity by income category above RHNA requirements, providing a buffer if projects are built at lower densities or different affordability levels. Based on building permits for projects of two or more units issued from the projection period (June 30, 2022) through calendar year 2025, five housing projects have been issued building permits on inventory sites (1.2 percent of the inventory) and 17 projects have been issued building permits on sites not in the inventory. This indicates that there are multiple sites available for housing throughout the City, and the remaining capacity on sites in the inventory continues to be sufficient to meet the City’s RHNA obligations.

## Housing Element Program Implementation

### Program Overview

The 2023-2031 Housing Element's Housing Plan (Chapter 5) includes 32 programs that form the core of the City's housing plan by translating goals and policies into specific actions. Each program identifies an assigned funding source, responsible party, and an implementation timeline, with timeframes organized by year and quarter. These timeframes were informed by state law requirements, HCD priorities, direction from City decision makers, community input, and available staff resources.

### Oversight and Reporting

Program implementation is subject to review and direction by the Planning Commission, City Council, and relevant City Departments. Implementation activities include ordinance amendments, resolutions, development incentives, and outreach and education efforts. Some programs include quantifiable outcomes that are actively tracked by the Community Development Department, while others involve ongoing program support that continue throughout the 6<sup>th</sup> Housing Element Cycle (2023-2031).

Successful implementation depends on the availability of funding and staff resources, which can change over time due to economic conditions, City Council priorities, and federal, state and funding agency requirements, and other conditions. Program status is summarized on the City's [Housing Element Implementation](#) webpage and is reviewed in detail through this Annual Progress Report and the Housing Element APR. In 2025, HCD significantly expanded reporting requirements for Housing Element program implementation, as reflected in [Table D of the Housing Element APR](#).

In this third year of implementation, staff has identified critical interdependencies between programs aimed at increasing housing production and affordability (i.e., HE-5: Process Improvements, HE-10: Multi-Unit Housing Program, HE-12: Prioritize Deed-Restricted Affordable Housing, and HE-13: Evaluate Inclusionary Housing Ordinances) and those prioritizing residential use over visitor-serving uses (i.e., HE-19: Short-Term Rental Framework and Ordinance, HE-20: Evaluate Hotel Zones, and HE-21: Residential Units Conversion Ordinance). These do not function as standalone actions; rather they form an integrated policy framework. Their successful implementation relies on a shared foundation of feasibility studies and data evaluation, alongside sequential policy direction from Planning Commission and City Council.

Lastly, evolving state law can complicate program implementation. A primary example is the interaction of State Density Bonus Law (SDBL) with the City's current inclusionary housing requirements. Because the affordability requirements of these two programs cannot be combined, the City's ability to secure moderate-income units—essential for meeting Regional Housing Needs Allocation targets—is significantly restricted. Additionally, the broad incentives, concessions, and waivers available under SDBL makes it increasingly difficult for the City to develop a local program that offers meaningful further incentives for developers. As noted in the

summaries below, further evaluation and direction will be needed to successfully complete these closely related programs.

## Program Status Categories

This section summarizes the information in Table D to highlight the City's progress in implementing Housing Element programs. Consistent with HCD's reporting format, program status is categorized as *Not Yet Started*, *In Progress*, *Continuous*, or *Completed*. The list below focuses on programs identified as *Completed* or *In Progress*. For programs with multiple components, completed portions are included in the list below.

### **Completed Programs**

#### **HE-1: Facilitate Conversion of Nonresidential Buildings to Housing**

This program included drafting an adaptive reuse ordinance and outreach materials. The [Adaptive Reuse Ordinance](#) was adopted in 2025.

#### **HE-6: Facilitate Production of Accessory Dwelling Units**

This program has multiple components to facilitate production of ADUs. [Pre-Approved ADUs](#) are complete and outreach and guidance is continuous. Other components are in process.

#### **HE-7: Objective Design Standards** (also includes HE-3: Amend the Zoning Ordinance for Special Needs Housing)

[Objective Design and Development Standards](#) for multi-unit housing were adopted in 2025. The first phase of ordinance amendments for HE-3: Amend the Zoning Ordinance for Special Needs Housing was also completed.

#### **HE-8: Innovative Housing Types**

This program includes outreach for input on housing trends and review of the Zoning Ordinance to determine if amendments are necessary to incentivize innovative housing types. The outreach and research component of this program is complete. Zoning amendments are in process for large and small family day care homes, group residential, guest houses and temporary housing with program HE-5: Process Improvements (see below).

#### **HE-9: Resource Protection and Development Certainty**

This program aims to create clear processes, better development certainty, and reduce the need for site-specific technical studies. MEA Guidelines for Archaeological Resources, Tribal Cultural Resources, and Historic Resources were completed in 2025. To streamline permit application reviews and provide clarity to applicants, the City has also drafted proposed minimum buffers from City creeks that will be applied objectively throughout the City. Additional MEA Guidelines currently in progress include Hazardous Materials, Oil & Gas Wells, Biological Resources, and Noise.

#### **HE-10: Multi-Unit Housing Program** (also includes HE-5: Process Improvements)

This program implements results of the Average Unit-Size Density Incentive Program (AUD) Progress Report (2023) and ensures continuation of the AUD program. The AUD Ordinance expiration period was removed in 2023, and the Zoning Ordinance was amended in 2025 to change residential projects' density calculations from rounding fractions down to rounding up in response to findings of the AUD Program Progress Report that revealed that rounding fractions down negatively affected density calculations. Further amendments to the AUD program based on prior Planning Commission and City Council direction, the progress report evaluation, and staff input are being evaluated for inclusion in Phase 2 of HE-5: Process Improvements.

**HE-12: Prioritize Deed-Restricted Affordable Housing.**

This program includes multiple strategies intended to incentivize and increase production of deed-restricted affordable housing. The handout to promote lot consolidation ([Voluntary Lot Merger](#))<sup>8</sup> and adoption of the Water and Sewer affordable housing priority Resolution No. 24.135 were completed in 2024. Further implementation of this program is closely related to the feasibility study for inclusionary housing in progress for HE-13 (see below) and consideration of what the City can offer to further incentivize affordable housing beyond State Density Bonus and other state laws that streamline approvals for projects with a certain percentage of affordable housing.

**HE-15: Track Housing Production.**

Most of this program is continuous tracking of housing production. There is a component that requires tracking production, intended use, and rents of new ADUs every two years. The first ADU tracking portion of the program was completed by Santa Barbara County Association of Government's ADU survey (2024)<sup>9</sup> for the County and incorporated cities.

**HE-16: Create Affordable Housing Funds**

The Local Housing Trust Fund was established in 2024. Use of the funds is tracked on the [Local Housing Trust Fund](#) website.

**HE-19: Short-Term Rental Framework and Ordinance**

This program includes drafting a framework and ordinance for adoption to address short-term rentals. The framework was presented to City Council and Planning Commission in 2025 and the first internal draft of the ordinance was completed. Although considered complete per the program parameters, final ordinance adoption and submittal to the Coastal Commission as a Local Coastal Program Amendment, anticipated to occur in 2026.

**HE-20: Evaluate Hotel Zone**

This program addresses the proliferation of hotels in the City's zones that also allow housing. It includes multiple components and is closely linked to HE-19. Monitoring trends, reviewing zone districts, and the fractional ownership study were completed. Preliminary zoning ordinance amendments were drafted for adoption to limit hotels and

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<sup>8</sup> Purpose is to promote merging adjoining smaller parcels and thus increase the potential for larger projects with more affordable units.

<sup>9</sup> Accessory\_Dwelling\_Unit\_Owner\_Survey.pdf

similar uses in areas of the City that are also zoned for multi-unit housing. Final ordinance review and adoption is planned to follow implementation of the short-term rental ordinance, which will have a greater impact on preserving long-term housing for residents than the hotel zone changes.

**HE-21: Residential Units Conversion Ordinance**

This program was intended to ensure that there is no net loss of affordable units when non-AUD projects<sup>10</sup> are converted to condominiums, hotels, or similar uses. In the case of multi-unit conversions, no net loss of affordable units is already required by the ordinance. There is, however, the ability for a single residential unit to convert to a short-term rental (which the City currently classifies as a hotel) with a change-in-use permit, thereby bypassing the no net loss of affordable units' provision in the residential unit's conversion ordinance. Under HE-19, the STR ordinance has been drafted to no longer classify STRs as hotels, limit where STRs are allowed (no residential single-unit or two-unit zones), prohibit deed-restricted affordable housing to convert to a STR, and prohibit conversion of one unit to a hotel, thus completing the intent of this program.

**HE-31: Secure Permanent Affordable Housing Funding**

This includes studies and potential measures for a permanent source of funding for affordable housing. The voters passed the [Santa Barbara Essential Local Services Measure I](#), 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 tax and financing measures are in progress (see below).

**Projects In Progress**

**HE-5: Process Improvements** (also includes HE-3: Amend the Zoning Ordinance for Special Needs Housing and HE-8: Innovative Housing Types)

The first phase of HE-5 is in progress with the [Single Family Streamlining Project](#). The zoning ordinance amendments associated with single family streamlining will also fulfill HE-3: Amend the Zoning Ordinance for Special Needs Housing and HE-8: Innovative Housing Types. Future process improvements for multi-unit housing (HE-10) are to be determined in the second phase.

**HE-6: Facilitate Production of Accessory Dwelling Units.**

Amending the ADU ordinance to simplify the ordinance and comply with new state laws will be initiated in 2026.

**HE-9: Resource Protection**

A Master Environmental Assessment for Hazardous Materials and Oil and Gas Wells is in progress, along with a creek buffer ordinance that was released for public review in 2025.

**HE-12: Prioritize Deed Restricted Affordable Housing** (also includes HE-4: Use-by-Right Permitting, HE-5: Process Improvements, HE-13: Evaluate Inclusionary Housing Ordinances, and HE-31: Secure Permanent Affordable Housing Funding)

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<sup>10</sup> AUD projects are already not allowed to convert to a hotel or other similar uses.

The feasibility study described in HE-13 and the commercial linkage fee described in HE-31 are in progress. Other strategies mentioned in the program are continuously implemented such use-by-right-approval for certain housing projects (HE-4). Due to changes in State Density Bonus Law since adoption of the Housing Element, higher densities and concessions and waivers of development standards are already being pursued for projects with deed-restricted affordable units. Zoning ordinance amendments in progress with HE-5 single family streamlining process improvements also fulfill the strategy to provide more flexibility for open yard requirements and reduce the minimum dimensions of required open yard for multi-unit and mixed-use projects.

**HE-13: Evaluate Inclusionary Housing Ordinances**

A consultant was hired to conduct the feasibility study and the study will be released for public review in early 2026, to be followed by zoning ordinance amendments.

**HE-14: City Land Registry**

City-owned land has been mapped. The evaluation of these areas for use for potential affordable housing projects has not yet been initiated.

**HE-26: Renters' Rights Information**

Landlord and tenant rights information is provided on the City's webpage in English and Spanish. Bilingual office and walk in hours are offered as well as phone services. Information on tenants' rights is presented at the annual Housing Santa Barbara Day. In addition, in 2024 City Council adopted Municipal Code amendments relating to Just Cause Eviction, Tenant Right of First Refusal to Re-rent, Occupancy following a Substantial Remodel, and Protection of Tenants from Harassment. These amendments provide greater tenant protection than state law.

**HE-31: Secure Permanent Affordable Housing Funding**

The City's initial priority for funding sources was the 2024 Essential Local Services Sales Tax. In 2025, City Council adopted a Strategic Plan and Year 1 Implementation includes completing an analysis of an Enhanced Infrastructure Financing District and identifying sustainable funding sources for the Local Housing Trust Fund. A commercial linkage fee (i.e., housing impact mitigation) nexus study is included with Program HE-13: Inclusionary Housing Study.

## 4. Other General Plan Implementation

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The General Plan is the City's comprehensive, long-range policy framework for guiding growth, conservation, and public investment in a manner that protects quality of life, supports a resilient and diverse economy, ensures safe and well-designed development, and responsibly manages the City's natural and built resources. This section highlights some of the key initiatives completed and in progress in 2025 that advance General Plan policies and implementation actions and support the City's long-term vision.

### Completed

#### Historic Resources

##### Historic Structures of Merit Designations

Historic resources are a vital part of Santa Barbara's heritage, reflecting the City's historical, architectural, and cultural character. To support preservation of this character, the Structure of Merit designation recognizes buildings of architectural, cultural, archaeological or aesthetic value that do not meet the criteria for landmark status. In 2025, the Historic Landmarks Commission designated 13 new Structures of Merit, further advancing the City's commitment to preserving its historic fabric.

- *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.*

##### Local Register of Historical Resources

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

In 2025, 17 properties were added to the Local Register of Historical Resources, 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.*

##### Mills Act Historic Property Program

The Mills Act program provides property tax reductions to owners who preserve and maintain historic structures in exchange for ten-year preservation commitment. In 2025, seven new

Property Tax Reduction Contracts and three contract renewals were approved, reinforcing the City's commitment to historic preservation through 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.*

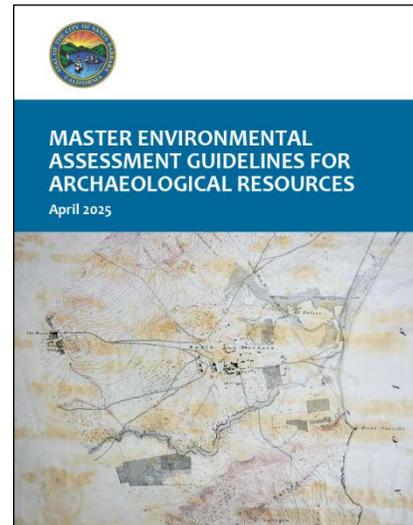
## Master Environmental Assessment (MEA) Guidelines for Archaeological Resources & MEA Guidelines for Tribal Cultural Resources

The City completed updates to the Master Environmental Assessment (MEA) Guidelines for Archaeological Resources, providing clear, consistent direction for archaeological review and strengthening protections for sensitive resources. The updated Guidelines refine archaeological sensitivity mapping and incorporate procedural improvements consistent with current local and State requirements. The Archaeological MEA Guidelines were adopted by the City Council on April 29, 2025.

In conjunction with this effort, the City also completed new MEA Guidelines for Tribal Cultural Resources to ensure compliance with the California Environmental Quality Act (CEQA) and other applicable laws. These Guidelines formalize tribal consultation procedures and integrate tribal perspectives into City planning and development review.

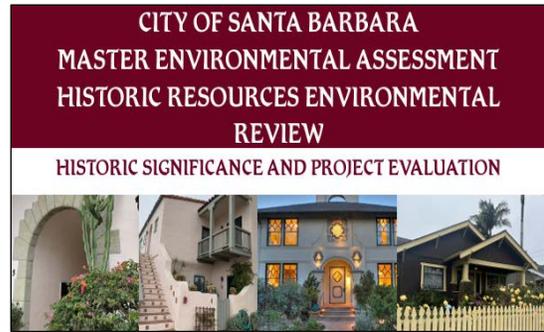
This work was funded by a grant from the California Office of Historic Preservation and informed by extensive coordination with Native American tribal representatives, local archaeologists, the Archaeological Advisor to the Historic Landmarks Commission, and the California Historical Resources Information System Information Center.

- 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 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

The City completed updates to the Master Environmental Assessment (MEA) Guidelines for Historic Resources in 2025, ensuring consistency with current California Environmental Quality Act requirements and applicable provisions of the Santa Barbara Municipal Code. The updated Guidelines provide clear procedures for evaluating historic resources and support effective implementation of the Historic Resources Element.



- 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.

## City Projects Completed

### City-Wide Development Projects

#### Cabrillo – Los Patos Roundabout Project

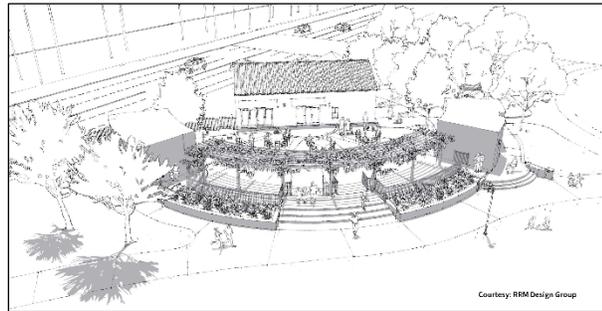
Completed in Spring 2025, Phase I of the new roundabout at East Cabrillo Boulevard now enhances safety and improved traffic flow. It features updated crosswalks with traffic islands in all four quadrants and new landscaping in the center island. Additionally, a striped pedestrian and bicycle path was added along northbound Channel Drive, along with a new left-turn lane from southbound Cabrillo Boulevard to Channel Drive.



- *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.*

## Casa Las Palmas Patio and Minor Interior Renovation Project

Completed Fall 2025, the Casa Las Palmas Patio and Minor Interior Renovation Project included construction of a new steel arbor on the Casa Las Palmas patio overlooking the Chase Palm Park Great Meadow. The arbor provides shade, enhances user comfort, and contributes to the visual quality of the park setting, with new planters installed along the stairway leading to the patio.



Additional exterior improvements included new landscaping, fencing, entrance gates, enhanced nighttime lighting, and Americans with Disabilities Act (ADA) accessibility upgrades to the building and patio entrances. Interior improvements included new flooring and paint, as well as refurbishment of the kitchen and adjacent service building.

- General Plan Implementation: Open Space, Parks, and Recreation Element; Land Use Element; Circulation Element
- Policies and/or Implementation Actions: OP1 and OP2 support the maintenance, enhancement, and accessibility of public park facilities; LG6 promotes safe, accessible, and attractive public spaces; and Circulation Element policies support improved pedestrian access, safety, and equitable use of public facilities through accessibility upgrades and enhanced lighting.

## Carrillo Street Gym Exterior Renovation Project

Completed in 2025 to repair and restore the historic structure while preserving its original design, the Carrillo Street Gymnasium, a designated City Landmark designed in 1926 by architect Julia Morgan, underwent exterior renovations. Improvements included waterproofing, stucco and column repairs, window replacements, painting, and completion of a seismic evaluation report, ensuring the facility's continued use as a year-round indoor recreational venue.



- 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.

## Douglas Family Preserve Improvements

Completed Spring 2025, the Douglas Family Preserve Improvements project enhanced trail conditions within the 70-acre open space park in the Mesa neighborhood, which is known for its scenic ocean views and coastal bluff walking trails. Improvements included



trail tread rehabilitation, removal of poison oak from primary trail corridors, and elimination of remaining hazards associated with the site's former use as a nursery. Drainage improvements were also implemented to reroute trail users around low-lying areas that remain seasonally saturated, improving safety, accessibility, and long-term trail sustainability.

- General Plan Implementation: Open Space, Parks, and Recreation Element; Environmental Resources Element
- Policies and/or Implementation Actions: OP1 supports the preservation and enhancement of open space and recreational trail systems; OP2 promotes maintenance and improvement of public open space facilities; and Environmental Resources Element policies encourage protection of sensitive habitats, erosion control, and sustainable drainage practices to support ecological health and safe public access.

## Vision Zero State Street Undercrossing

Completed in 2025, the Vision Zero State Street Undercrossing Project improves safety and connectivity between Downtown and the Waterfront by enhancing pedestrian and bicycle infrastructure along State Street between Gutierrez Street and Yanonali Street. Improvements included widened sidewalks, new pedestrian lighting, buffered bike lanes, and travel lane reconfiguration, addressing collision risks and supporting safe, active



transportation along this high-use corridor.

- 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.

## City Projects *In-Progress*

### Plans

#### San Roque Historic Context Statement

The City of Santa Barbara retained South Environmental to prepare a historic context statement and perform a historic resources survey for the San Roque neighborhood. [The project](#) is expected to be completed by April 2026.

The historic context statement will provide the background information necessary for the historic resources survey by documenting the neighborhood's development history and identifying important themes, property types, architectural trends, patterns of development, community groups, significant events, and people that are associated with that history. Throughout the course of the survey, properties will be identified as potentially eligible and not eligible for local designation. The goal of the project is to identify and promote the preservation of important cultural and historic resources within the San Roque neighborhood.

#### State Street Master Plan

In response to the COVID-19 pandemic, the City temporarily closed downtown State Street to automobile traffic in May 2020, opening the corridor to pedestrians, bicyclists, outdoor dining, and community activity. [This effort](#) demonstrated State Street's potential as a vibrant public space and renewed community interest in reimagining Downtown's public realm.

Building on this momentum, the State Street Master Plan will establish a long-term framework for revitalizing the corridor with cohesive design direction that supports all users, with particular focus on Downtown's civic and cultural core between Ortega and Carrillo Streets. The Plan will provide an overarching vision, guiding principles, and design direction for State Street - from Sola to Gutierrez Streets, to guide reinvestment and public realm improvements through 2050.

Following extensive community engagement and technical analysis, City staff are finalizing the draft Master Plan, which is anticipated to be presented to City Council for consideration and adoption in mid-2026.

- General Plan Implementation: Circulation Element & Economy and Fiscal Health Element
- Policies and/or Implementation Actions: CE5.3.4 and CE5.5.4 recommend closing streets to create pedestrian plazas, and EF9 calls for infrastructure improvements to assist with business retention or expansion.



## 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 storms 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, S23.4 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 was released in August 2025.

- General Plan Implementation: Environmental Resources Element, Safety Element & Land Use Element
- Policies and/or Implementation Actions: ER12, ER12.4, 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 (2021) and the Goleta Slough Area Sea Level Rise and Management Plan (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.

## 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, floodproofing, 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 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 was released for public review on December 9, 2025 and the Final Plan will be presented to City Council for approval in May 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 all encourage strategies to protect the City's wastewater and water infrastructure from climate change impacts.

## City-Wide Development Projects

### Dwight Murphy Field Renovation Project

Dwight Murphy Field, acquired by the City in 1925, is undergoing major renovations to modernize and expand its recreational facilities. [The project](#) includes a new multi-sports field, upgraded restrooms and picnic areas, an expanded fitness area, and an all-abilities playground developed in partnership with the Gwendolyn Strong Foundation. Construction began in June 2025, with the park anticipated to reopen in spring 2027. Funding is supported through a combination of City funds, federal Community Project Funding, private philanthropy, and contributions from nonprofit partners.



- *General Plan Implementation: Open Space, Parks, and Recreation Element*
- *Policies and/or Implementation Actions: OP1 supports diverse recreational opportunities and facilities; OP2 promotes investment in the maintenance and improvement of public parks and open space.*

### San Roque Creek Restoration at Stevens Park

Planning is underway for a creek restoration project at Stevens Park that will restore approximately 900 feet of San Roque Creek through the planting of fire-resilient native vegetation. [The project](#) will enhance riparian habitat, reduce erosion and sedimentation, and improve wildlife habitat within this City open space park. Additional improvements include revitalization of the demonstration garden near the playground and installation of new interpretive signage.



- *General Plan Implementation: Environmental Resources Element*
- *Policies and/or Implementation Actions: ER1, ER4, ER6.3, ER14.1, and ER14.2 support restoration of creeks and riparian habitats, enhancement of native vegetation, erosion control, and long-term ecological health*

## Santa Barbara Police Station Project

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 personal 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 under 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.

## 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.

## 5. Conclusion

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In 2025, the City of Santa Barbara made measurable progress in implementing its General Plan by advancing housing programs, strengthening climate resilience planning, and preserving both the natural and built environments. Key accomplishments include adoption of the Adaptive Reuse Ordinance and the continued use of pre-approved ADU designs. The City also continued to build long-term affordable housing capacity through the Local Housing Trust Fund and partnerships supporting deed-restricted housing, consistent with the recently adopted Citywide Strategic Plan (2026–2028) priorities to strengthen housing affordability and community services.

The City also advanced significant climate adaptation and environmental stewardship efforts aligned with the Strategic Plan’s focus on community resilience and safety. In 2025, the City adopted the Master Environmental Assessment (MEA) Guidelines for Archaeological and Tribal Cultural Resources, improving regulatory clarity and formalizing tribal consultation procedures. Additional progress included continued development of the 30-Year Waterfront Adaptation Plan, release of a draft Wastewater and Water Systems Climate Adaptation Plan, and initiation of regional shoreline monitoring efforts, helping to inform future infrastructure and shoreline resilience investments.

General Plan modernization efforts also moved forward, including initiation of the consolidated Open Space and Conservation Element Update and advancement of a comprehensive Safety Element Update informed by updated climate risk assessments and the Local Hazard Mitigation Plan. These efforts respond to evolving State requirements related to climate change, wildfire risk, evacuation planning, and habitat protection while improving consistency across General Plan elements and implementation tools.

Looking ahead, the Strategic Plan’s First-Year Work Plan provides a focused framework for advancing priority initiatives already underway. Over the coming year, the City will concentrate on continuing implementation of Housing Element programs, progressing major master planning efforts such as the State Street Master Plan, completing remaining MEA Guidelines, and advancing climate adaptation plans. Through continued coordination, public engagement, and disciplined implementation aligned with both the General Plan and Strategic Plan, Santa Barbara remains well positioned to advance a resilient, inclusive, and well-planned future. Achieving this vision will require continued efforts to streamline permitting processes and incentivize housing production, while navigating external obstacles such as high construction costs, labor shortages, and financing constraints.

**Attachment A: Status of Suitable Sites Inventory – Pending Projects of 10 or More Units**

Address	Project Description	Status (as of December 2025)
1529 State PLN2024-00226	Mixed-use with 27 units: 3 Moderate 24 Above Moderate	Completed entitlement
222 E. Canon Perdido PLN2023-00502	24 units: 2 Moderate 22 Above Moderate	Application incomplete.
201 E. Haley PLN Void	48 Units: 5 Lower 4 Moderate 39 Above Moderate	No longer an active project. Project requires Phase 1 or 2 Environmental Site Assessment and clearance from the Regional Water Quality Control Board. The site is being monitored and remediated.
3805 State PLN2024-00227	Mixed-use with 680 units: 39 Lower 54 Moderate 587 Above Moderate	Application deemed complete 2/13/25.
113-117 W. De la Guerra PLN Expired	Mixed-use with 23 units: 23 Above Moderate	Completed entitlement and building permit issued but expired. This project was removed from the final inventory as pending per HCD's instructions.
401 and 409 E. Haley PLN2016-00508	Lot merger of 2 lots and mixed-use with 26 units: 3 Moderate 23 Above Moderate	Completed entitlement. This project was removed from the final inventory as pending per HCD's instructions.
219 E. Haley PLN2016-00078	Mixed-use with 34 units: 34 Above Moderate	Completed entitlement and building permit issued. This project was removed as pending from the final inventory based on HCD's instructions.
425 Santa Barbara PLN2020-00426	Multi-Family Residential with 19 units: 2 Very-Low 1 Moderate 16 Above Moderate	Completed entitlement.
27 E. Gutierrez PLN2020-00220	Lot merger of three parcels and mixed-use with 78 units: 8 Moderate 70 Above Moderate	Project complete. This project was removed as pending from the final inventory based on HCD's instructions.
115 W. Anapamu PLN2020-00074	Lot merger of two parcels and mixed-use with 34 units: 34 Lower	Building permit issued. This project was removed as pending from the final inventory based on HCD's instructions.
630 Chapala Street & 25 W. Ortega PLN2021-00189	Lot merger of two parcels and mixed-use with 39 units: 4 Moderate 35 Above Moderate	Completed entitlement. This project was removed as pending from the final inventory based on HCD's instructions.
809/815 De La Vina & 208 W. De La Guerra PLN Expired	Lot merger of three parcels and 31 units: 31 Above Moderate	Project Design Approval was granted and a one-year time extension request was submitted in 2023 for final approval but subsequently expired. This project

		was removed as pending from the final inventory based on HCD's instructions.
701/711 N. Milpas PLN2021-00513	Mixed-use with 82 units: 16 Moderate 66 Above Moderate	Completed entitlement. This project was removed as pending from the final inventory based on HCD's instructions.
428 Chapala PRE2024-00092	33 units with 15 percent very low with a state density bonus	Project was revised and the new preapplication is complete.
425 Garden PLN2021-00523	36 units: 4 Very Low 2 Moderate 30 Above Moderate	Building permit issued.
220 N. La Cumbre PLN2022-00186	48 units: 48 Low	Building permit issued. This project was removed as pending from the final inventory based on HCD's instructions.
400 W. Carrillo PLN2022-00354	63 units: 7 Low 55 Moderate 1 Above Moderate	Building permit issued.
418 N. Milpas/915 E. Gutierrez PLN2024-00156	Lot merger of 2 lots and mixed-use with 90 units: 9 Very Low 6 Moderate 75 Above Moderate	Completed entitlement.
821 State PLN2022-00085	Mixed-use with 14 units: 3 Lower 1 Moderate 10 Above Moderate	Project complete.
932 De la Vina PLN Expired	22 units: 2 Moderate 20 Above Moderate	This project changed to a commercial remodel that received project approval on 7/30/25 under separate application (PLN2025-00094).

